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CITY OF CARPINTERIA
GENERAL PLAN
HOUSING ELEMENT

*As Adopted by the
City Council
October 30, 1995*

Prepared for:

City of Carpinteria

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City Council
October 30, 1995*

Prepared for:

*City of Carpinteria
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Carpinteria, California 93013*

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I. INTRODUCTION

A. THE COMMUNITY OF CARPINTERIA

The City of Carpinteria is located within the fertile Carpinteria Valley along the southern coast of Santa Barbara County. The City's 1990 population was 13,747, which represents a substantial increase from the City's 1980 population of 10,835. Incorporated in 1965, Carpinteria functions not only as small town suburban coastal community, but also as a service center for surrounding agricultural and unincorporated areas. Carpinteria is considered to be a suburban community. Although commonly thought of as a residential community, Carpinteria also has extensive commercial development in and adjacent to its central business district, as well as warehousing, manufacturing, and coastal dependent industrial development. Carpinteria is also noted for tourism, and has a State beach that attracts large numbers of people to the area, particularly during summer months.

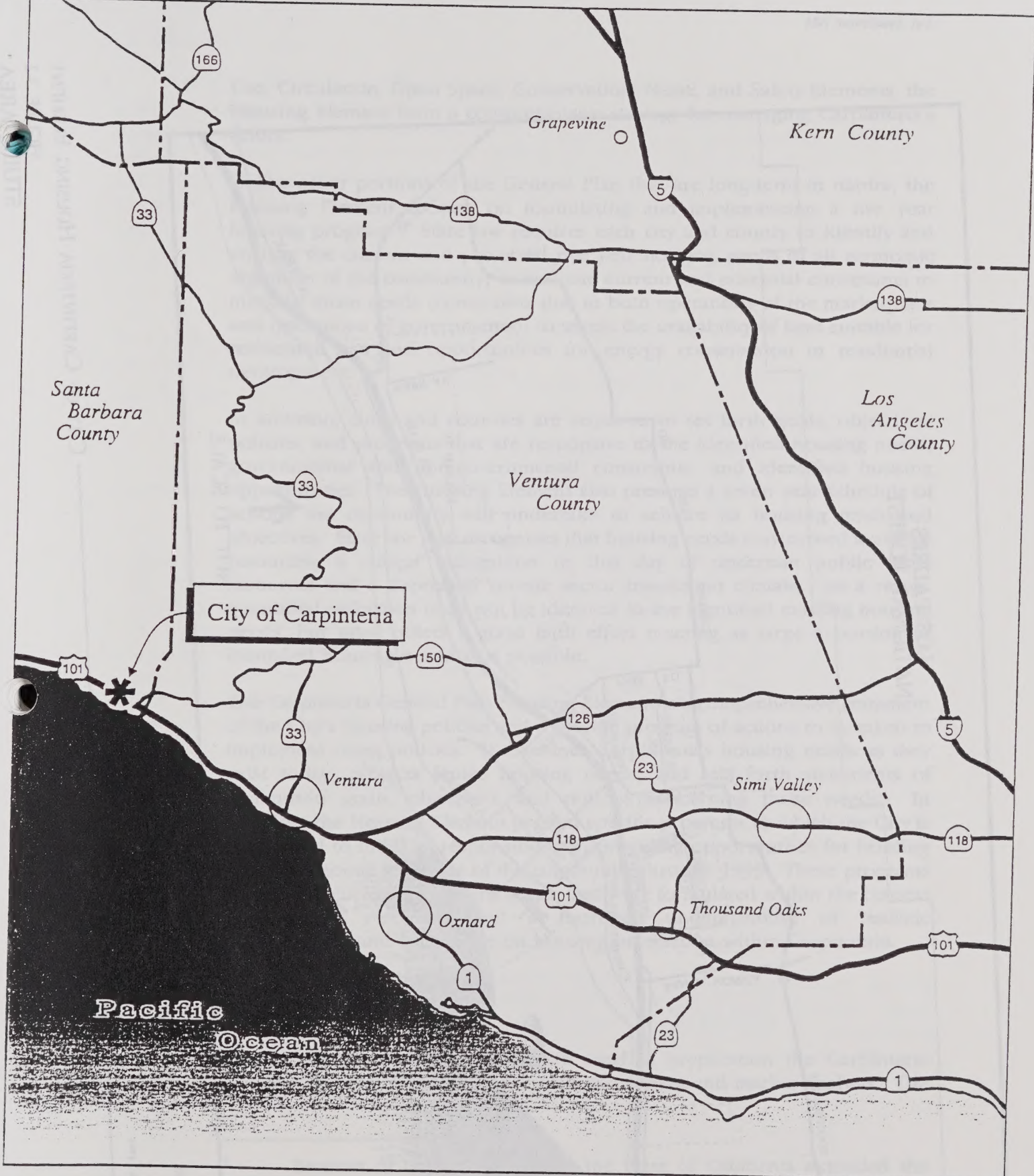
B. HOUSING ELEMENT REQUIREMENTS

In response to growing concerns regarding the availability of safe and adequate housing for families and individuals of all economic situations, the State of California requires each local community to include in its General Plan Housing Element a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. The requirements of the law are prefaced by several statements of State policy,¹ among which are the following.

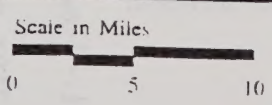
- "... The availability of housing is of vital State-wide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."
- "... Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."
- "... The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing needs."

The Housing Element is one of seven elements required by the State of California to be included in a community's General Plan. Together, the Land

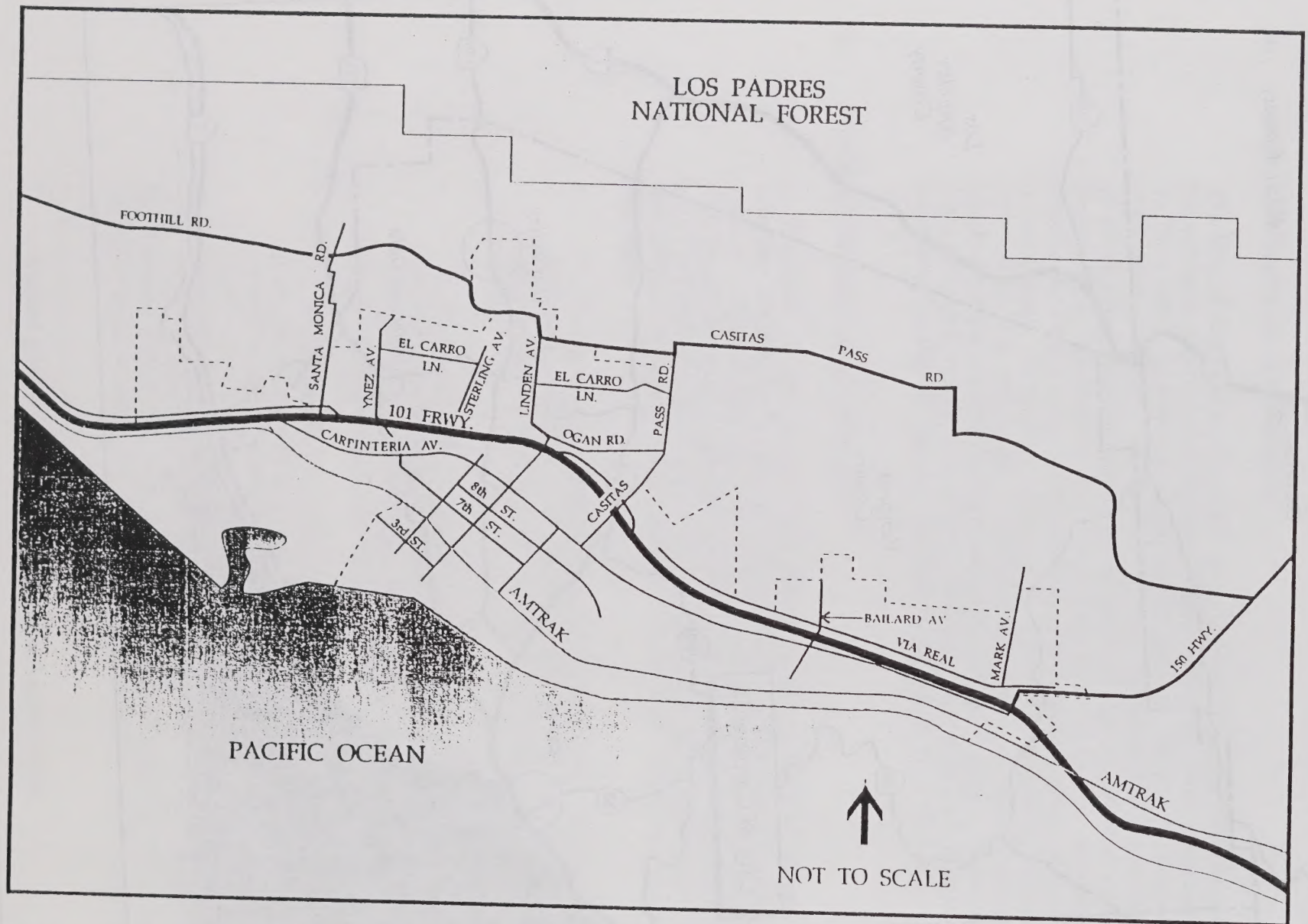
¹ Section 65580, State of California Government Code.



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CITY OF CARPINTERIA HOUSING ELEMENT
FIGURE 3-1
REGIONAL LOCATION



[---] Carpinteria City Limits

SOURCE: PLANNING NETWORK, 1991

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CITY OF CARPINTERIA HOUSING ELEMENT

FIGURE 3-2
STUDY AREA

Use, Circulation, Open Space, Conservation, Noise, and Safety Elements, the Housing Element form a comprehensive strategy for managing Carpinteria's future.

Unlike other portions of the General Plan that are long-term in nature, the Housing Element focuses on formulating and implementing a five year housing program.¹ State law requires each city and county to identify and analyze the current and projected five year housing needs of all economic segments of the community; to evaluate current and potential constraints to meeting those needs (constraints due to both operations of the marketplace and operations of governments); to assess the availability of land suitable for residential use and opportunities for energy conservation in residential development.

In addition, cities and counties are required to set forth goals, objectives, policies, and programs that are responsive to the identified housing needs, governmental and non-governmental constraints, and identified housing opportunities. The Housing Element also presents a seven year schedule of actions the community will undertake to achieve its housing goals and objectives. State law also recognizes that housing needs may exceed available resources, a critical recognition in this day of uncertain public fiscal resources and a depressed private sector investment climate. As a result, quantified objectives need not be identical to the identified existing housing needs, but must reflect a good faith effort meeting as large a portion of identified housing needs as is possible.

The Carpinteria General Plan Housing Element is a comprehensive statement of the City's housing policies and a specific program of actions to be taken to implement these policies. It examines Carpinteria's housing needs as they exist today; projects future housing needs; and sets forth statements of community goals, objectives, and policies concerning those needs. In addition, the Housing Element present specific programs to which the City is committed to fulfill its responsibility in providing opportunities for housing for all economic segments of the community through 1999. These programs respond to current and future needs, and were formulated within the context of available resources and a thorough understanding of realistic opportunities and constraints on housing production within Carpinteria.

C. DATA SOURCES

Several sources of information were used in preparation the Carpinteria General Plan Housing Element's needs assessment and market analysis. The

¹ Because of budget difficulties, the State of California extended the period for the current Housing Element update from 1992-1997 to 1992-1999. Thus, the Carpinteria Housing Element outlines a seven year, rather than a five year housing program.

1980 Census provided income and housing data, which was updated in 1989 housing study. This study analyzed the results of a survey conducted during October and November of 1989 to collect data about the City's housing characteristics in advance of the 1990 Census. Finally, the 1990 Census was used to identify existing Carpinteria housing and demographic characteristics. The regional growth forecast "Forecast 94" (prepared by the Santa Barbara County Association of Governments) was consulted for various demographic and growth trends.

D. ORGANIZATION OF THE CARPINTERIA GENERAL PLAN HOUSING ELEMENT

The City of Carpinteria General Plan Housing Element is organized as follows:

- **Chapter II** assesses potential housing needs through a comprehensive overview of demographic and housing characteristics within the City.
- **Chapter III** identifies opportunities for the development of housing. A land inventory is presented to identify sites that are suitable for residential development within the seven year planning period of the element. This inventory consists of 1) sites that are currently designated in the General Plan and zoned for residential development, 2) lands designated and zoned for other purposes that could be made available for housing development, and 3) lands adjacent to the present city limits that could be reasonably be annexed and made available for residential development.
- **Chapter IV** evaluates government and non-governmental constraints to development.
- **Chapter V** evaluates the City's existing housing programs, and includes a review of the City's existing 1981 Housing Element.
- **Chapter VI** presents the housing programs that the City of Carpinteria will undertake to provide adequate housing sites, assist low and moderate income households, address and remove governmental constraints, conserve and improve existing housing, and promote equal housing opportunity.

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The California Government Code requires that a General Plans contain an integrated, internally consistent set of policies. When any one Element of the General Plan is revised, and when new policies and priorities are established, it is important to ensure that internal consistency is maintained between these revisions, policies, and priorities and the balance of the General Plan. This section examines the relationship between the Carpinteria Housing Element and the other Elements of the General Plan, as well as with the City of Carpinteria Local Coastal Plan.

1. Environmental Resources Element

The Environmental Resources Element of the Carpinteria General Plan encompasses State requirements for the preparation of Conservation and Open Space Elements. It identifies, evaluates, and analyzes natural resources, and establishes appropriate programs to manage and conserve these resources. In defining the appropriate management of land, water, air, biological, cultural, and open space/scenic resources, the Environmental Resources Element identifies limits on the area's carrying capacity and defines limits on the extent of environmental impacts from new development.

2. Health and Safety Hazards Element

This portion of the General Plan defines the extent of natural and man-induced environmental hazards that may constitute certain levels of health and safety hazards to the public. The Health and Safety Hazards Element identifies the constraints to urban development that must be considered in determining the City's growth strategy. Mapped land use constraints identified in the Health and Safety Hazards Element include earthquake faults, slope instability, noise, and flooding. Additional constraints addressed in this Element include fire hazards and hazardous materials.

3. Land Use and Community Development Element

The Housing Element is strongly effected by the development policies contained in the Land Use Element, which establishes allowable types, intensities, and distribution of land uses through the City. By designating lands for specific uses and intensities of use, the Land Use Element establishes an upper limit on the number and types of housing that could be developed within the City in the future.

II. HOUSING NEEDS

This Chapter evaluates the City of Carpinteria's forecasted housing needs based upon the Regional Housing Needs Plan prepared by the Santa Barbara County Association of Governments (SBCAG). In addition, this Chapter examines the demographic characteristics of Carpinteria's population, as well as the special housing needs of seniors, the disabled, farmworkers, large families, female-headed households, and the homeless. It also evaluates the characteristics of housing within the City of Carpinteria, including the type and cost and affordability of the housing that is available within Carpinteria, housing conditions, vacancy rates, and overcrowding conditions. Finally, this Chapter examines the relationship between local employment and housing. Table II-A provides a summary of Carpinteria's identified housing needs.

A. GROWTH FORECAST AND REGIONAL HOUSING NEEDS PLAN

1. Growth Forecast

According to the federal Census, the City of Carpinteria housed 13,747 people in 1990, increasing from 10,835 in 1980. This represents a total increase of 26.8 percent, a compounded annual rate of 2.2 percent. By 2005, the City's 1993 population of 14,311 (California Department of Finance) is expected to increase to 16,881 persons (*Forecast 1994* prepared by the SBCAG), representing a decrease in the City's growth rate to 1.15 percent annually. By the year 2015, the SBCAG projects Carpinteria's population to be 17,559 (*Forecast 1994*). The Land Use Element of the Carpinteria General Plan (April, 1986) indicates that the City has a build out population of 15,000 to 20,000 residents within its present city limits. Thus, the City may be at or beyond its potential build out by 2005.

The upward shift in the City's median age distribution will continue according to *Forecast 1994*. The most noticeable increase is projected to occur within the 35-44 year age group, whose proportion of the City's population is expected to grow by 2.3 percent. Average household size is projected to remain constant at 2.852 persons per household.

As described in the Association of Governments' jobs-housing study (1989), employment is forecast to increase by 560 between 1990 and 1995. The number of workers per household is also forecast to increase from 1.68 in 1990 to 1.75 by 1995. The number of households within the City of Carpinteria is projected in *Forecast 1989* to increase by 340 during this same period. However, *Forecast 1994* projects only an increase of 61 households between 1990 and 1995. *Forecast 1994* also projects an increase in the number of City of Carpinteria households between 1995 and 2000 of 412. Thus, the Regional Housing Needs Plan identifies a significantly greater household increase (644 households) to be used for the seven year Housing Element program (1992 to 1999) than is projected in *Forecast 1994* to occur in the City between 1990 and 2000 (473 households).

Table II-A - City of Carpinteria Housing Needs

	Owner	Renter	Total	Housing Element Pg. #
A. Existing households and housing units				
1. Households (Occupied Housing Units)	2,799	2,153	4,952	II-4
2. Housing units			5,457	II-16
B. Households overpaying for housing				
1. Total number	713	1,070	1,783	II-23
2. Lower income (\leq 80% of County median income)	351	1,047		II-23
C. Special housing needs groups				
1. Handicapped (Individuals)				II-13
a. Work Disability			1,165	
b. Mobility/Self-Care Limitation			406	
2. Elderly (Households)			1,266	II-12
3. Large households (5+)	269	369	638	II-9
4. Farmworkers (Total Workers)			631	II-14
5. Female-headed households				II-8
a. Family			509	
b. Non-family			965	
6. Homeless (Individuals)			112-186	II-14
D. Overcrowded households	155	441	596	II-24
E. Housing units needing rehabilitation			84	II-19
F. Housing units needing replacement			3	II-19
G. Projected (1992-1999) new construction needs by income category				II-3
Very Low (0-50% of County median income)			148	
Low (50%-80%)			116	
Moderate (80-120%)			136	
Above Moderate (over 120%)			244	
Total Units (Seven Year Need)			644	

Source: Santa Barbara County Association of Governments; 1990 Census; City of Carpinteria; Planning Network, 1994.

2. *Regional Housing Needs Plan*

The California Department of Housing and Community Development (HCD) defines the housing demand for Santa Barbara County, a portion of which must be recognized by and accommodated within the City of Carpinteria. Every five years, using data from the State Department of Finance, HCD assigns Santa Barbara County an estimated increase in housing demand based on forecasted increases in the number of households. After receiving the State's numbers, the SBCAG publishes a "Regional Housing Needs Plan," which divides the State's estimated countywide housing demand between all of the municipal jurisdictions in the County. The intent of this regional approach is to ensure that all localities within any given housing market area share equitably in responding to the housing needs of the region and in achieving the State's housing goals.

In preparing the Regional Housing Needs Plan, the SBCAG is required to follow guidelines prepared by the California HCD. The process followed by the Association of Governments is as follows:

- The Association of Governments estimates the future population within each jurisdiction based upon State Department of Finance (DOF) projections and knowledge of circumstances peculiar to Santa Barbara County. Projected population changes are then converted into the number of housing units necessary to accommodate projected population increases. This estimate includes a maintenance of a vacancy rate that reflects a "healthy" housing market, and replacement of existing units that may be demolished.
- The estimate of housing needs is then divided into four groups based on income. This step attempts to ensure that a sufficient quantity of housing is available and affordable for all income groups in the community. Income groups are classified by household income, and are defined by the State HCD based on the 1993/1994 Santa Barbara County median household income to be:
 - Very Low income - less than 50 percent of the County median income (\$0 - \$22,750)
 - Low income - 51 to 80 percent of the County median income (\$22,751 - \$36,400)
 - Moderate income - 81 to 120 percent of the County median income (\$36,401 - \$54,600)
 - Above Moderate income - greater than 120 percent of the County median income (> \$54,601)
- Housing needs by income group were first estimated based on the existing breakdown of income groups within each jurisdiction, and

were adjusted by the Association of Governments to more accurately reflect the jurisdiction's "fair share" of housing for all economic groups. These adjustments are based on a variety of factors, such as having a disproportionate amount of households in any particular economic group, renters who paid over 30 percent of their income for housing, farm employees, and households receiving public assistance.

Based on their forecast of future population in Carpinteria, the SBCAG projects a need for 644 new housing units to be constructed in Carpinteria by 1999 (see Table II-B). In order to provide housing opportunities for all economic segments of the community, the Regional Housing Needs Plan has allocated to the City of Carpinteria a specific breakdown of housing needs by economic group (see Figure II-1). Income group estimates were prepared using definitions contained in federal and State laws.

**Table II-B - City of Carpinteria
Share of Regional Housing Needs**

Income Group	1992-1999 No. of Households	Percent Distribution
Very Low	148	23.0
Low	116	18.0
Moderate	136	21.1
Above Moderate	244	37.9
Total	644	100.00

Source: Santa Barbara Association of Governments, *Regional Housing Needs Plan*, 1992.

Through the 1980s, the number of dwelling units within the City of Carpinteria increased from 4,358 units in 1980 to 4,952 units in 1990. Applying this average annual growth rate of 59.4 units per year, a total of 416 new housing units might be anticipated within the City. To reach the goals of the Regional Housing Needs Plan, however, Carpinteria would have to increase its growth rate to 91.7 units per year.

Given the current recession, as well as various constraints on the production of housing discussed in Chapter IV, it does not seem likely that Carpinteria will be able to achieve its Regional Housing Allocation without the implementation of programs to remove constraints on housing production, as well as programs to encourage new housing development, particularly for low and moderate income households. Based on an analysis of vacant and underutilized residential lands within the City, as well as identification of additional lands that can be made available for housing, it appears that sufficient land can be made available to accommodate identified housing needs.

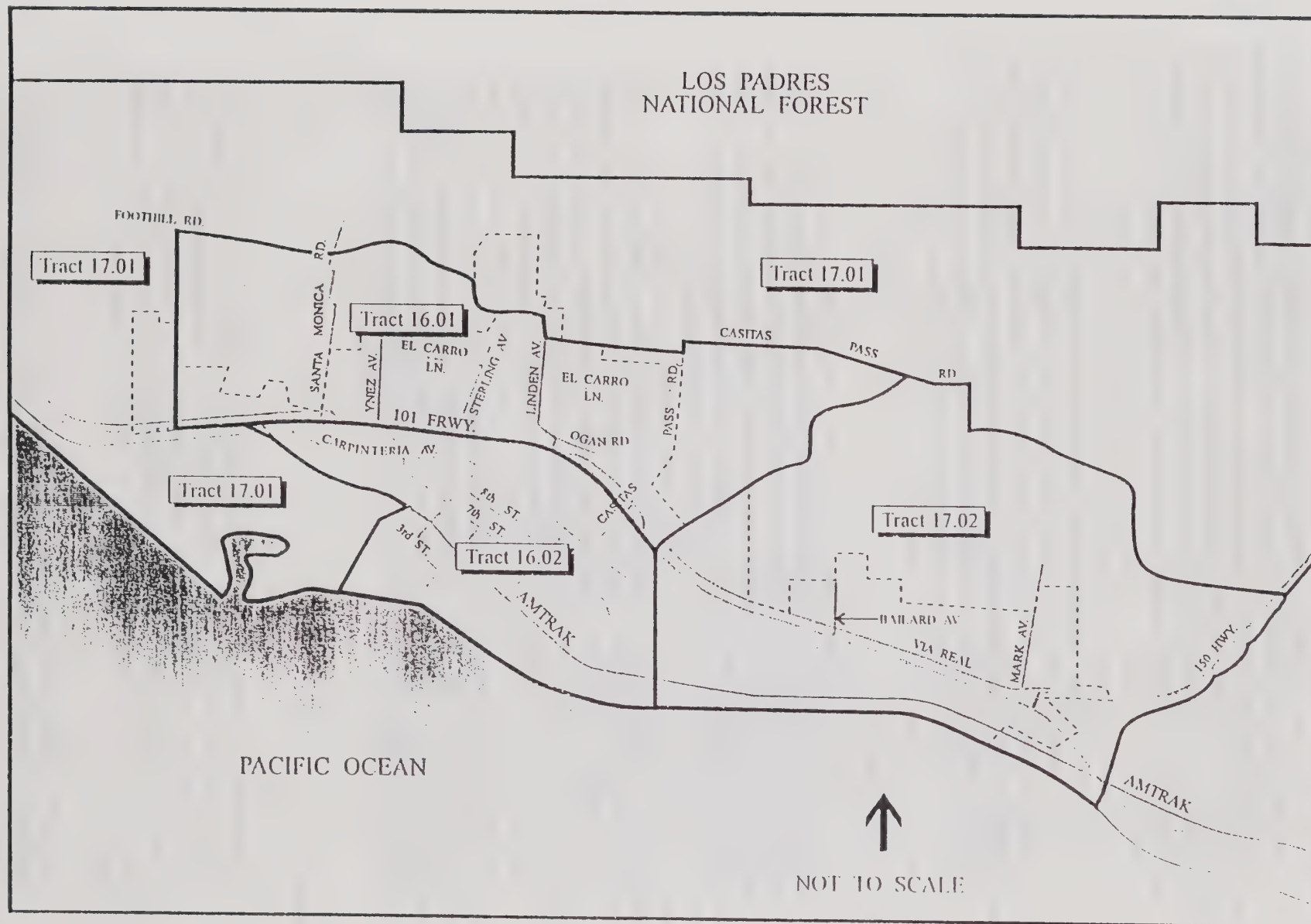
Carpinteria recognizes that certain measures can be taken to facilitate housing development within the City. Primary among these programs, which are identified in Chapter VI of the Housing Element, are efforts to increase the availability of land for residential development, including proposed changes in planned land use and increasing development intensity within certain residential areas. In addition, a variety of incentives, including density bonuses consistent with State law, are proposed. Finally, an inclusionary housing program is proposed to encourage the specific development of low and moderate income housing. Even with these programs, it will be difficult to significantly increase the production of housing within the City due to the need to mitigate many environmental and social secondary impacts that will result from increased development. For example, new development will need to mitigate traffic congestion and air quality impacts, as well as provide for expanded water, sewer, fire services, and school impacts. Each of these facilities is controlled by special districts, and is not subject to City control. In addition, the City does not have the ability to waive or lower fees, exactions, and infrastructure development requirements that might be placed by service agencies on new housing developments. A detailed discussion of constraints to the production of housing is provided in Chapter IV.

B. DEMOGRAPHIC CHARACTERISTICS

1. Age Distribution

Carpinteria's population reflects the nationwide trend of an aging "baby boom" generation. Whereas the City's median age in 1980 was in the 25-34 year age group, by 1990 the City's median age was in the 35-44 year age group. In 1990, older children, teenagers, young adults, and working age adults (10-34) made up a significantly smaller proportion of Carpinteria's population than they did in 1980. At the same time, the proportion of adults in the 35-44 year age group significantly increased. Through the 1980s, the proportion of retirement age adults (65 and over) also increased. The predominant age group of the Carpinteria population can be best described as late twenties to early forties.

Among Census tracts shown in Figure II-1, the changes in age distribution, which occurred during the 1980s, are manifested in different ways. For example, Tract 16.01 (bounded by Foothill Road, U.S. 101, Carpinteria Creek, and Cravens Lane) showed the largest overall shift toward older residents, with an increase in the proportion of working age adults (+4.9 percent), and a moderate increase in the proportion of retirement age adults (+3.0 percent). There were also large corresponding decreases in the proportion of children and adolescents (-6.3 percent), and younger adults (-1.5 percent). By comparison, Tract 16.02 (bounded by U.S. 101, Dump Road, the ocean, and the City boundary) showed less of a shift, with a moderate decrease in the proportion of children and adolescents (-1.1 percent) and younger adults (-2.6 percent), and an increase in the proportion of working age adults



[-] Carpinteria City Limits

SOURCE: THOMAS BROS. MAPS, 1991

LSA

CITY OF CARPINTERIA HOUSING ELEMENT
FIGURE II-1
CENSUS TRACT MAP

(+4.2 percent), while the oldest age groups remained proportionally about the same (+0.5 percent). Census Tract 17.02 (east of Dump Road bounded by the ocean and the City boundaries) exhibited a decrease in the proportion of retirement age adults (-1.2 percent), an increase in the proportion of children and adolescents (+1.3 percent) and working adults (0.75 percent), as well as a corresponding decrease in the proportion of younger adults (-1.6 percent).

The various age groups require differing housing types. For example, young adults under the age of 25 years old are more likely to be renters, while older adults (25 to 50 years old) with families requiring larger housing are more apt to own their homes. The elderly segment of the population, after raising families, do not require large houses, and often buy smaller units with the equity they gained in the larger unit.

2. *Racial Composition*

In 1980, the racial composition of Carpinteria was comprised of 60.2 percent White, 0.7 percent Black, 2.1 percent Asian/Pacific Islander, 0.4 percent American Indian, 0.1 percent other, and 36.6 percent Hispanic. This represents a significant increase in the City's Hispanic population since 1980, and a significant decrease in the City's White population.

A comparison of 1980 and 1990 Census data by Census Tract indicates that, although changes in the ethnic makeup of Carpinteria have changed citywide, the locations of concentrations of ethnic groups has not changed significantly over time. Tract 16.02 had the highest proportion of the Spanish origin population (40 percent in the 1980 Census; 45.2 percent in the 1990), followed by 16.01 (29 percent in 1980; 33.1 percent in 1990), and 17.02 was the lowest (9 percent in 1980; 23.8 percent in 1990). The proportions for Whites were similar, with 17.02 the highest (92 percent in 1980; 84.4 percent in 1990), followed by 16.01 (83 percent in 1980; 82.3 percent in 1990), while 16.02 had the lowest proportion of Whites (68.0 percent in 1980; 78.5 percent in 1990).

3. *Household Types*

A household consists of the persons occupying a dwelling unit. A household may or may not be a "family." A family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. All persons in a household who are related to the householder are regarded as members of his or her "family."

The 1990 Census indicates that there were a total of 4,952 households in Carpinteria, including 3,276 family households and 1,676 non-family households (see Table II-C). Of the family households, 2,537 were

categorized as "Married Couple Families," 1,239 of which had children under the age of 18 (48 percent).

Female headed households numbered 1,479, with 334 of these households having related or unrelated children under the age of 18 present (42 percent), and 175 female headed households having non-related children under the age of 18 present (12 percent). Slightly less than one-third of Carpinteria's households had at least one person over the age of 60 present (32 percent), while about one-quarter (25 percent) of the City's households had at least one person over the age of 65 present.

The large majority of households within which children under the age of 18 are present are married family households with both husband and wife present (72.4 percent). Single parent households make up 25.9 percent of the households that have children under the age of 18 present, while 1.7 percent of households with children under the age of 18 are categorized as "non-family."

In the 1989 sample survey, a fairly large proportion of the housing of single parent households (43 percent) was owner occupied, although the majority housing for single (57 percent) was rented. Nearly half (47 percent) lived in single family houses; close to one-third (31 percent) lived in apartments; and the remainder (22 percent) lived in duplexes, townhouses, and condominiums. Of the 2,331 persons in the sample population, about one-quarter (24 percent) were related children, grandchildren, nieces and nephews, under 18 years of age, with an average of 0.68 children per household. The majority of these children (65 percent) lived in single family houses, while 17 percent lived in duplexes or townhouses, 13 percent in apartments, and the remaining 5 percent in condominiums and mobile homes. About 14 percent of the children lived with an unmarried parent.

In addition to an analysis of family types, it is also important to understand the incidence of large households in the City (five or more persons). According to 1990 Census Data, there were 638 large households (having five or more members) in the City of Carpinteria, comprising 12.9 percent of the City's total households.

Table II-C - Household Type and Size

	Number	Percent
Total Households	4,952	
1 Person	1,265	25.6
2 Persons	1,585	32.0
3 Persons	789	15.9
4 Persons	675	13.6
5 Persons	305	6.2
6 Persons	125	2.5
7 or More Persons	208	4.2
Family Households	3,276	
2 Persons	1,279	39.0
3 Persons	727	22.2
4 Persons	653	19.9
5 Persons	299	9.1
6 Persons	117	3.6
7 or More Persons	201	6.2
Non-Family Households	1,676	
1 Person	1,265	75.5
2 Persons	306	18.3
3 Persons	62	3.7
4 Persons	22	1.3
5 Persons	6	0.3
6 Persons	8	0.5
7 or More Persons	7	0.4
Female Householders Total	1,474	29.8
With children under 18	509	34.5
Households with:		
1 or More Persons 60+ Years	1,602	32.4
1 Person	621	38.8
2+ Persons, Family	913	57.0
2+ Persons, Non-Family	68	4.2
1 or More Persons 65+ Years	1,266	25.6
1 Person	520	41.1
2+ Persons, Family	701	55.4
2+ Persons, Non-Family	45	3.5

Source: 1990 Census.

In order to avoid uncrowded conditions, the size of housing that is available for large households is important. This is particularly critical in Carpinteria because of the high incidence of overcrowding within the community. Housing affordability is also important for large households because they are sometimes comprised of extended families, two or more families, or a large number of unrelated persons seeking to reduce housing costs by sharing them with others.

4. *Household Income*

Several indices were used to assess the distribution of income among Carpinteria households, including U.S. Department of Housing and Urban Development (HUD) guidelines for low-income households, a national poverty level index, the 1989 Association of Governments' survey, and the 1990 Census. As shown in Table II-D, the median household income in Carpinteria in 1990 was \$41,744; the median family income was \$46,635. By comparison, the median household income countywide in 1990 was \$41,304.

Table II-D - Household and Family Income, 1990

Income	Households		Families	
	Number	Percent	Number	Percent
\$0 - \$9,999	419	8.3%	138	4.1%
\$10,000 - \$19,999	727	14.5%	384	11.4%
\$20,000 - \$39,999	1,729	34.4%	1,100	32.7%
\$40,000 - \$49,999	679	13.5%	561	16.7%
\$50,000 - \$74,999	923	18.4%	770	22.9%
\$75,000 - \$99,999	339	6.8%	248	7.4%
\$100,000 - \$149,000	151	3.0%	113	3.4%
\$150,000 or More	52	1.0%	45	1.3%
Total	5,019	100.0%	3,359	100.0%
	Median:	\$41,744	Median:	\$46,635

Source: 1990 Census.

The 1989 Association of Governments' survey identifies the distribution of Carpinteria households into "very low," "low," "moderate," and "above moderate" income groups (see Table II-E).

Table II-E - Estimated Distribution of Very Low, Low, Moderate, and Above Moderate Income Households, 1993

Income Level	Income Limits	Number	Percent
Very Low	<50% of county median income (\$0 - \$22,750)	1,045	21.1
Low	51% - 80% of county median income (\$22,751 - \$36,400)	976	19.7
Moderate	81% - 120% of county median income (\$36,401 - \$54,600)	1,446	29.2
Above Moderate	> 120% of county median income (> \$54,601)	1,485	30.0
Total		4,952	100.0

Source: 1990 Census; 1989 Association of Governments survey; City of Carpinteria, 1994.

Also useful for assessing income relative to household size is the federal index assessing income relative to the poverty level. As with the HUD guidelines, limits are defined for households from one person to eight or more in size. Since these poverty guidelines are more stringent than the HUD categories, a more accurate picture of the very lowest income households can be obtained. Overall, the 1990 Census shows that 802 persons (5.9 percent) were below the poverty level. Of these, 381 (2.8 percent) had incomes less than 50 percent of the poverty level.

In the 1989 Association of Governments survey, the highest percentages of low income persons were generally observed in the oldest and, to a lesser degree, youngest age groups. Well over half of all retirement age adults qualified for low income status (58 percent of those in the 65-74 year age group, and nearly two-thirds [66 percent] of those 75 and over). Among children and adolescents over 20 years of age, about 45 percent overall lived in low income households, with a majority of the 10-14 year old (53 percent) falling into this category. Over half of the 20-24 year old (54 percent) also qualified for low income status, as did about two-fifths (42 percent) of those 25-34 years of age. The lowest proportion of low income households were found among older working age adults, with only about 30 percent of those aged 35-64 living in low income households. Two age groups also showed significantly higher than average numbers in the "very low" income category. Over two-fifths (41 percent) of those in the 20-24 year age category, and an even greater proportion (45 percent) of persons 75 years and older, lived in very low income households.

Among persons below poverty level, the largest proportions were found in younger age groups. For children and adolescents under 20 years of age, one in every ten (10 percent) were living below the poverty line, while close to one-quarter (23 percent) of the 20-24 year old also fell into this category. Similarly, a relatively large proportion of 25-34 year old (11 percent) qualified for poverty level status. By comparison, only about 3 percent of adults aged 35-64, and less than 6 percent of retirement age adults (65 and over), were below the poverty level.

Single parent households on the whole averaged only slightly less income than non-single parent households. However, because a majority of the other households had no children and thus tended to be smaller in size, relatively higher proportions of single parent households were found in the low income categories. Overall, nearly two-thirds (66 percent) of single parent households qualified for "low" or "very low" income status, compared to less than two-fifths (39 percent) of non-single parent households.

A striking difference in income level occurs between Hispanic and non-Hispanic households. Very few White households (less than 4 percent) were below the poverty line, compared to almost one out of every five Hispanic households (15.8 percent). Similar differences occur in the "very low" income level: 16 percent of White households, compared to nearly half (49 percent) of all Hispanic households. Thus, over two-thirds (70 percent) of the Hispanic households fell into the HUD low income categories, about half the relative number of White households (36 percent) who also qualified for low income status.

5. *Special Needs Groups*

This section identifies conditions of the housing market for segments of the population that have special needs. The major "special needs" groups are the elderly, disabled, farmworkers, large families/households, and the homeless. The analysis undertaken for the City of Carpinteria Housing Element was not intended to be an exhaustive social study, but is aimed at assessing the impact that these groups might have on competition for affordable housing. These households typically have lower incomes than do other, non-special needs households.

Senior Housing

As of 1990, there were 1,712 residents aged 65 or older residing in the City, comprising 12.5 percent of Carpinteria's population. As noted in Table II-C, persons over the age of 65 were present within 1,266 Carpinteria households (25.6 percent). Carpinteria's seniors live in a wide array of residential areas, including a variety of independent housing types and senior oriented projects.

Seniors typically occupy a unique position in the housing market. Many seniors have a fixed and limited income, making them vulnerable to rising costs for home maintenance or rents. The elderly are also generally less capable of keeping up with the physical and financial demands of home ownership. Because many still live in the homes in which they raised their children, they may be "over housed" (living alone or as a couple in a large home with three or more bedrooms). Although they may not need the size home they live, or might not be physically or financially capable of maintaining their home, often their homes are paid for or have very small mortgages, which makes their existing homes very affordable.

To assist in providing adequate housing for seniors, Carpinteria needs to maintain an environment that will provide elderly apartment complexes that have fixed rents or limit the rate at which rents can increase. The City has accomplished this through development of a facility specifically designed to house seniors: the 169 unit Shepard Place. Currently, there are six vacant one bedroom apartments at this complex, each of which is located on the second floor. The demand for one bedroom, second floor units is less than that for two bedroom apartments, and less than that for one bedroom units located on the first floor. However, the current vacancies allude to the lack of urgency for additional senior housing and care facilities. In addition to the Shepard Place facility, a 140 unit Congregate Care facility has been proposed for construction, and is awaiting issuance of a building permit to begin construction. These two complexes will provide for the fixed income needs of many of the City's elderly population.

After the Congregate Care facility has been constructed, the City will have specifically designed senior housing care facilities available for 19 percent of the City's senior residents. Of these 1,712 seniors aged 65 or older, 721 are aged 75 or more. This represents the more needy age group and, with the Congregate Care facility, there will be senior housing and care available for 46 percent of that age group.

Disabled

Information on disabilities related to housing suitability and accessibility is difficult to obtain and analyze. Census information on disabilities is limited to data on work and transportation disabilities. In addition, while information may be available from various social service agencies, the definitions of "handicapped" or "disabled" vary from agency to agency, and few, if any, agencies keep data for individual cities.

The 1990 Census reported that 848 persons (6.2 percent of the City's population of persons aged 16 to 64) reported having some form of work and/or mobility disability. Of persons aged 65 or more, 760 (44.4 percent of Carpinteria's senior population) reported having a work and/or mobility disability.

The American with Disability Act (ADA) has emphasized making residential development accessible to the handicapped effective January 1, 1994. Because of this, all new developments, like the 94 unit Monte Vista project currently proposed, are constructing all adaptable units to facilitate disabled persons. The senior care facilities discussed above have been designed with adaptable units. Additionally, disabled persons may have a lower income than the general population, which makes it even more difficult to obtain the appropriate housing.

Farmworkers

A special housing need that often affects the minority population is that of the agricultural workers. In 1980, there were 318 farmworkers living in Carpinteria. By 1990, this number had increased to 631 (6.5 percent of the City's population 16 years of age and over).

The characteristics of agricultural workers in Carpinteria and the South Coast area are somewhat different from the traditional migrant worker. Citrus fruit picking and nurseries provide work almost year round, so that families' places of residence are relatively stable. On the other hand, farmworkers still earn low wages compared to other occupations, and must compete in an expensive housing market. Thus, a definite need for low income farmworker housing has been identified. Chapel Court is a 30 unit, low income housing project that was built in December, 1983, and was directed at satisfying the needs of resident farmworkers. There is still, however, a great need for this type of housing. Recently, the City has been working with the People's Self Help Housing Corporation and Santa Barbara County to develop housing for the area's farmworker population. Due to both a lack of financial and personnel resources on the City's part and the inability to coordinate priorities, the City and County have been unable to develop a joint program for farmworker housing. However, the City recognizes the need for farmworker and affordable housing in general, and has proposed to direct its efforts at solving this problem.

Homeless

A homeless individual is one who lacks a fixed, regular, and legal nighttime residence, or an individual whose primary nighttime residence is a supervised shelter, halfway house, temporary accommodation in another individual's home, or a place not designed for regular sleeping accommodations. As part of the 1994 Santa Barbara County Comprehensive Housing Affordability Strategy (CHAS), an analysis was undertaken of the County's homeless population. This analysis provides an indication of what impact this segment of society has on the City of Carpinteria.

According to the 1994 CHAS, homelessness was first evidenced in the City of Santa Barbara in the early 1980s. This homeless population was composed

primarily of White male alcoholics. Since then, the County's homeless population was grown to include families, women with children, substance abusers, veterans, and the mentally ill. The 1990 CHAS estimated that the homeless population within the County was 28 percent female and 72 percent male; 60 percent between the ages of 18 and 45 years; and 66 percent White, 21 percent Hispanic, and 13 percent of other ethnicities. Substance abusers, the mentally ill, and families were each estimated by the 1994 CHAS to represent about one-third of the County's homeless population. The homeless population in Carpinteria can be assumed to reflect national trends. According to the CHAS, in addition to being caused by the overall high cost of housing, the homeless situation in Santa Barbara County is reflective of a "fundamental lack of diversity among housing opportunities available to local residents in general."

The 1990 Census identified 67 persons in emergency shelters for the homeless within the City of Carpinteria, but no people "visible in street locations." The 1989 Comprehensive Homeless Assistance Plan (CHAP) estimates that there were 3,000 to 4,000 homeless countywide. The 1994 CHAS estimated that there were 3,000 to 5,000 homeless individual countywide. Using a proportion based on total population, it is estimated that there may be up to between 112 and 186 homeless persons within the City of Carpinteria. Homeless families and individuals have been camping in the State Park since the early 1980s.

At present, the Carpinteria Sheriff's Station has raised a small fund to help the homeless they encounter to get a night's rest, meal, or transportation assistance. The Catholic Church also provides access to shelter on a limited basis to homeless families and individuals.

C. HOUSING CHARACTERISTICS

1. Housing Stock Composition

The mix of Carpinteria's housing stock has not changed significantly since 1975 according to City estimates shown in Table II-F. Single family units remained between 43 percent and 47 percent (2,551 units in 1990) of the total. Dwellings within structures having 2-4 units comprised between 10 percent and 12 percent (559 units in 1990) of the housing stock during the 1975 to 1990 period. Dwelling within structures having five or more units fluctuated from 24 percent in 1975, increasing to 31 percent in 1980, and decreasing to 24 percent in 1990 (1,290 units). The percentage of mobile homes ranged between 13 percent and 17 percent of the total housing stock during this period (949 units in 1990). The total number of housing units within Carpinteria increased from 3,837 in 1975 to 5,547 in 1990, an increase of 1,620 units in the 15 year period.

**Table II-F - City of Carpinteria
Housing Stock Composition, 1975-1990**

Type of Dwelling Unit	1975		1980		1990	
	Number	Percent	Number	Percent	Number	Percent
Single Family	1,815	47.3	1,873	42.9	2,573	47.2
2-4 Units	459	12.0	488	11.2	559	10.2
5+ Units	936	24.4	1,367	31.3	1,290	23.8
Mobile Homes	588	15.3	582	13.3	949	17.4
Other	39	1.0	55	1.3	86	1.6
Total	3,837	100.0	4,365	100.0	5,457	100.0

Source: 1975 Special Census; 1980 Census; 1990 Census; City of Carpinteria, 1993.

The 1989 survey found a relationship between structure type and population age. The 1989 survey shows that a large segment of the City's senior population lives in mobile homes: nearly one-quarter of the 55-64 year age group (23 percent), one third of the 65-74 year old (33 percent), and more than one half of those 75 years and over (51 percent) lived in mobile homes. By comparison, only 7 percent of adults 20-55 and 2 percent of City residents under the age of 20 lived in mobile homes.

The highest proportions of children, adolescents, and middle aged adults resided in single family homes. About 64 percent of those under the age of 20 lived in single family homes, as did 60 percent of adults aged 35-54 and 55 percent of adults aged 55-64. The proportions were much smaller for younger adults and the elderly: less than half of adults 20-34 (40 percent) and adults 65 years and over (42 percent) were residents of single family homes.

Multifamily units (duplexes, townhouses, apartments, and condominiums) were the most frequent homes for young adults, with over half (52 percent) of those 20-34 years of age living in such residences.

The ethnic distribution also varied significantly among residential structure types. Among White households, close to half (45 percent) lived in single family houses and nearly one-quarter (24 percent) lived in mobile homes, while less than one-tenth (9 percent) resided in apartments. While a comparable proportion of Hispanic households also lived in single family houses (46 percent), nearly a third (32 percent) lived in apartments, and only 5 percent lived in mobile homes.

2. *Tenure and Vacancy Rates*

The 1990 Census identified 4,952 occupied dwelling units (households) within the City of Carpinteria. Of these, 2,799 units (56.5 percent) were owner occupied, while 2,153 (43.5 percent) were renter occupied (see Table II-G).

Table II-G - Housing Tenure

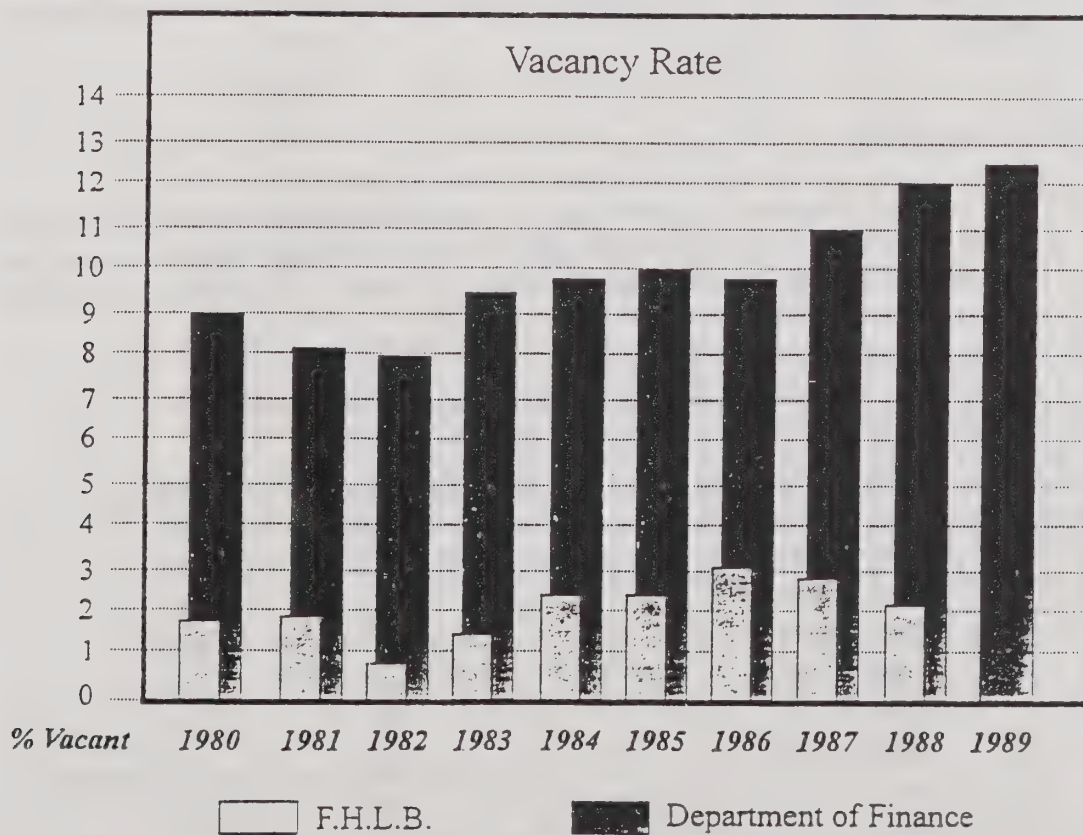
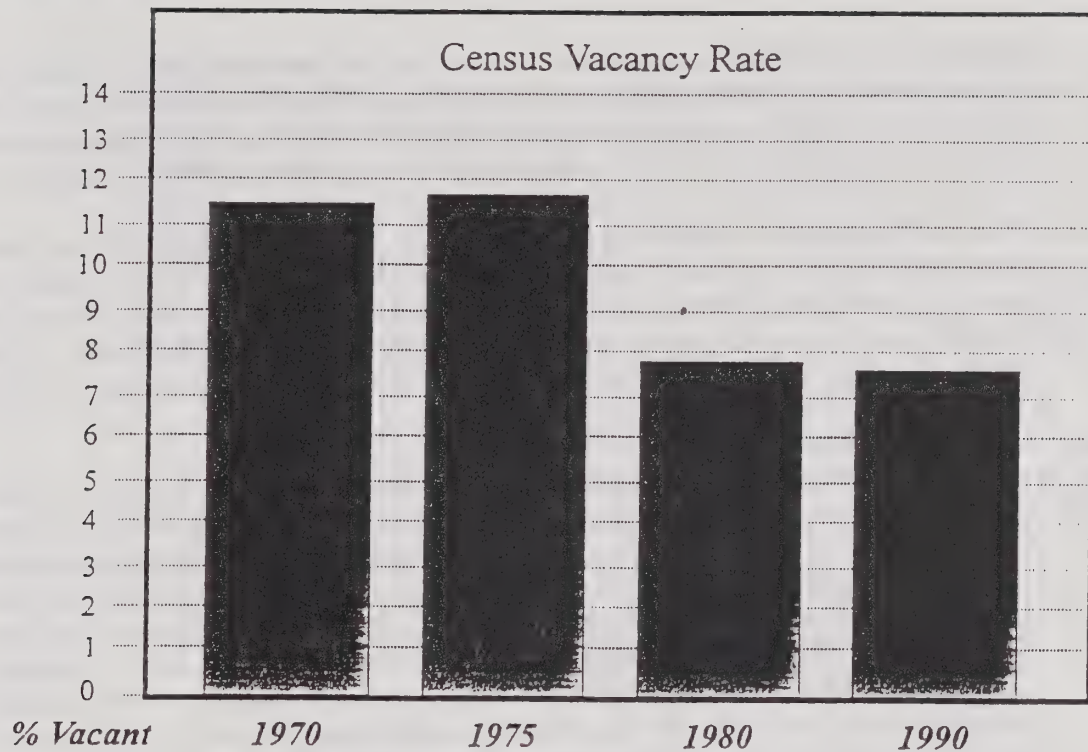
Type of Dwelling	Owner Occupied Units		Renter Occupied Units		Total Occupied Units	
	Number	Percent	Number	Percent	Number	Percent
Single Family	1,672	68.4	773	32.6	2,445	100.0
2-4 Units	130	25.6	378	74.4	508	100.0
5+ Units	178	17.1	860	82.9	1,038	100.0
Mobile Homes	785	89.0	97	11.0	882	100.0
Other	34	43.0	45	57.0	79	100.0
Total	2,799	56.5	2,153	43.5	4,952	100.0

Source: 1990 Census.

Vacancy, measured as the rate of occupied versus unoccupied units, is a widely used indicator of housing need and choice, as well as of the relative health of housing markets. A vacancy rate of four to six percent is a mature community, such as Carpinteria, generally indicates a fairly stable housing market with adequate choice. A lower vacancy rate indicates unmet needs, while a higher rate indicates an oversupply of housing.

Depending on the source, historic vacancy rates for Carpinteria vary from less than 2 percent to over 12 percent. Figure II-2 shows vacancy rates from the 1970, 1980, and 1990 Censuses. The 1970 vacancy rate was almost 12 percent, dropping to 9.1 percent in 1990. In addition, Figure II-2 shows that the Federal Home Loan Bank (FHLB) and State DOF are not consistent with one another. Over the 1980 to 1988 period, the FHLB vacancy rate was consistently less than 2 percent, while the DOF rate was consistently over 8 percent, reaching 12 percent by 1988. Depending on the use of vacancy rate data, the appropriate source can be used. The following is the methodology of each to aid in selection of the most appropriate rate.

The Census Bureau classified all housing units as either occupied or vacant. This item was determined on a complete count basis. An occupied unit has a person living in it as a usual residence when enumerated or only temporarily absent. If all the persons staying in the unit have their usual place of residence elsewhere, the unit is classified as vacant. The FHLB vacancy estimates are based on surveys filled out by mail carriers during April



SOURCE: CITY OF CARPINTERIA, 1994

each year. The mail carrier must report for the route (1) the number of housing units, (2) units that previously received mail but are not currently doing so, (3) the number of newly constructed housing units which are not yet receiving mail, and (4) the number of housing units under construction.

The DOF estimates vacancy rates using the 1980 Census counts of total housing units and occupied housing units as a baseline. The total number of housing units is updated by adding and subtracting units from the 1980 baseline, using local data on construction permits and demolitions. The number of occupied dwelling units is updated using the number of new residential electrical customers to the 1980 baseline counts.

The high vacancy rates identified in the Census and by DOF largely result from interpreting vacation and second homes as vacant units. Thus, although the 1990 Census identifies a total of 505 "vacant" units within the City, representing a 9.1 percent vacancy rate, only 151 units were identified in the Census as being "for sale" or "for rent." If it is assumed that the balance of the "vacant" units identified in the Census are seasonal dwellings, the City available vacancy rate would be 2.8 percent, similar to the vacancy rate identified by FHLB. By comparing vacant units "for sale" and "for rent" to the number of owner and renter occupied dwelling units in Carpinteria, it can be inferred from the 1990 Census that the vacancy rate for owner occupied units in 1990 was 2.0 percent, while the rental vacancy rate was 4.5 percent.

3. *Housing Condition*

The bulk of Carpinteria's housing was constructed during the 1960s and 1970s (see Table II-H). Approximately 20 percent of the City's housing was constructed during the 1980s and another 20 percent was constructed before 1959 (1,105 units).

Table II-H - Age of Housing, April 1990

Year Structure Was Built	Number	Percentage
1989 to March 1990	24	0.4
1985 to 1988	521	9.5
1980 to 1984	460	8.4
1970 to 1979	2,139	39.3
1960 to 1969	1,208	22.1
1950 to 1959	568	10.5
1940 to 1949	202	3.7
1939 or Earlier	335	6.1
Total	5,547	100.0

Source: 1990 Census.

The condition of Carpinteria's housing stock has dramatically improved since housing conditions were last analyzed in 1978. As shown in Table II-I, in 1978, 12.8 percent (462 units) of the total housing stock was in poor condition while 7.8 percent (283 units) were beyond reasonable economic repair. A 1989 study by the SBCAG found that only 17 units (0.4 percent) were in need of rehabilitation (poor condition), and only 3 units (0.1 percent) were in need of replacement (beyond economic reasonable repair). Criteria for these condition ratings can be found in the paragraph below. In 1989, 1.4 percent of the City's housing stock was found to be only in fair condition, while 98.1 percent was found to be in good condition.

An additional indicator of improvement of housing condition is the total amount of home improvement loans. This type of expenditure has been on the rise. Since 1983, it has more than doubled from \$244,000 to \$546,000 citywide.

**Table II-I - Condition of Housing Stock
(Excluding Mobile Homes)**

Housing Condition	1978		1989	
	Number	Percent	Number	Percent
Good	1,236	34.1	4,547	98.1
Fair	1,641	45.3	67	1.4
Poor	462	12.8	17	0.4
Beyond Reasonable Economic Repair	283	7.8	3	0.1
Total	3,622	100.0	4,634	100.0

Notes: Housing conditions in 1990 were determined in a windshield survey that ranked each housing unit based on the criteria used in the previous 1978 assessment. Units in good condition include near new units and older units that have been exceptionally well maintained. Housing in fair condition was defined as having minor deficiencies, such as roofs needing repair work, and where painting or weather protection is necessary. Poor condition was defined as dwellings having major problems such as bad foundations, sagging roofs, and other structural failures. Structures determined to be beyond repair were found to have deteriorated past the point of having sufficient inherent value to make it economically feasible for upgrading.

Source: *City of Carpinteria Local Coastal Plan*, 1980; August, 1990 Santa Barbara County Association of Governments Survey.

4. Housing Costs and Affordability

Housing costs in Carpinteria have kept pace with rising costs countywide. Average housing costs have risen consistently from \$166,000 in 1981 to \$374,000 in 1988 for the Carpinteria/Summerland area, according to the

Multiple Listing Service. Data from the tax assessors office show a similar trend. In 1984, the median cost for a single family detached house was \$140,000. By 1985, the average cost of a house in the Summerland-Carpinteria area was \$150,000, rising to \$181,500 in 1986, \$202,000 in 1987, and \$249,000 in 1988. In Carpinteria, average home purchase loans as estimated by FHLB mortgage data increased from \$89,000 in 1983 to \$156,000 by 1988 for the area. The 1990 Census identifies the median value of an owner occupied home within the City of Carpinteria as being \$284,400.

The rental market in Carpinteria has exhibited a similar increase. In 1975, the median rent was approximately \$200 per month. By 1977, the cost had increased to almost \$300 per month, and by 1980 the cost for a comparable rental had doubled. One bedroom apartments rented from \$225 to \$425 per month. Two bedroom apartments rented from \$350 to \$550 per month, and three bedroom apartments and houses went from \$400 to \$700 per month. A 1990 newspaper survey indicates the rent for a three bedroom house or apartment is now approximately \$1,000 dollars per month. The 1990 Census identifies the median contract rent within the City of Carpinteria as being \$707. Table II-J shows variations in rents by unit type.

Table II-J - Rental Costs, 1990

Type of Unit	Rental Range
Studio Apartment	\$550 - \$600
1 Bedroom Apartment	\$650 - \$700
2 Bedroom Apartment	\$750 - \$1,100
3 Bedroom Apartment	\$1,000 - \$1,200
3 Bedroom House	\$1,000
4 Bedroom House	\$1,400 - \$1,500

Source: Newspaper survey August, 1990 and consultation with property management firms.

Carpinteria rental costs are similar to the South Coast portion of Santa Barbara County. According to a recent survey by the County Department of Resource Management, median rents for a two bedroom house in the South Coast area are between \$1,000 and \$1,100 per month; apartments and condominiums are renting for approximately \$800 per month.

As identified in Table II-K, housing affordability is a serious issue in Carpinteria. In the 1990 Census, over 40 percent of Carpinteria households reported that they were paying more than 30 percent of their income for housing (31.1 percent of owner households and 51.4 percent of renter households). Housing affordability is a particular problem for those with annual household incomes under \$20,000.

This is an increase from the 1980 Census, where 47.5 percent of renter households and 24.3 percent of owner households, reported that they spent more than 30 percent of their income for housing. As reported in the 1980 Census, no household with an income above \$30,000 paid more than 30 percent of income to rent (see Table II-K).

Overpayment problems increased as a whole from 1980 to 1990. In 1980, there were 1,217 total owner occupied units. Of these, 380 units (31.2 percent) were overpaying. In 1990, there were 1,678 total owner occupied units. Of these, 713 units (42.5 percent) were overpaying. The trend of increasing overpayment is much greater in the owner occupied housing than it is in the renter occupied housing. However, the rate of overpayment in renter occupied housing did not fluctuate much, and remained much higher than that for owner occupied housing. In 1980, the total number of renting units was 1,808. Of these, 1,105 units (61.1 percent) were paying more than 30 percent of household income for housing. In 1990, the total number of renting units was 2,153. Of these, 1,350 units (62.7 percent) were overpaying.

5. *At-Risk Housing*

State housing law requires cities and counties to identify, analyze, and propose programs to preserve the affordability of housing units that are currently restricted to low and moderate income housing use, and that are at risk of losing their restrictions and being converted to market rates. This is required because, over the last few years, restrictions placed on subsidized housing projects to ensure their continued affordability have begun to expire. The potential result of termination of these restrictions is that cities and counties could find that their efforts to create new housing that is affordable to low and moderate income households is undermined by a shrinking supply of existing affordable housing.

There are no housing units in Carpinteria that are at risk of being converted from low income to market rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restriction on use. The City has no HUD or FMHA assisted units. One housing project, the Beach Club, was constructed on Carpinteria Avenue, and was regulated by an in-lieu fee program. Unfortunately, there were no deed restrictions regulating how soon units could be converted to market rate housing, which is what quickly happened. On such projects, the City now imposes a 30 year restriction that prevents conversion of affordable dwelling to market rate. Because the Beach Club is a for sale development, analysis of the conversion of this project to market rate housing is not required as part of the City's Housing Element.

Table II-K - Housing Costs as a Percentage of Household Income

Income	Percentage of Household Income									
	0-19%		20-24%		25-29%		30-34%		35% or More	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner Households	818	48.7	147	8.8	191	11.4	135	8.0	387	23.1
Under \$10,000	0	0.0	19	23.8	12	15.0	14	17.5	35	43.7
\$10,000 - \$19,999	89	63.5	4	2.9	5	3.6	0	0.0	42	30.0
\$20,000 - \$34,999	118	45.8	21	8.1	13	5.0	22	8.5	84	32.6
\$35,000 - \$49,999	162	46.7	7	2.0	24	6.9	32	9.2	122	35.2
\$50,000 or More	449	52.6	96	11.3	137	16.1	67	7.9	104	12.1
Renter Households	469	22.5	264	12.7	280	13.4	229	11.0	841	40.4
Under \$10,000	0	0.0	12	5.0	24	10.1	0	0.0	202	84.9
\$10,000 - \$19,999	0	0.0	15	4.5	26	7.9	19	5.8	270	81.8
\$20,000 - \$34,999	90	12.5	106	14.8	110	15.3	152	21.2	260	36.2
\$35,000 - \$49,999	142	30.9	74	16.1	100	21.7	45	9.8	99	21.5
\$50,000 or More	237	70.3	57	16.9	20	5.9	13	3.9	10	3.0
All Housing	1,287	34.2	411	10.9	471	12.5	364	9.7	1,228	32.7
Under \$10,000	0	0.0	31	9.7	36	11.4	14	4.4	237	74.5
\$10,000 - \$19,999	89	18.9	19	4.0	31	6.7	19	4.0	312	66.4
\$20,000 - \$34,999	208	21.4	127	13.0	123	12.6	174	17.8	344	35.2
\$35,000 - \$49,999	304	37.7	81	10.0	124	15.4	77	9.5	221	27.4
\$50,000 or More	686	57.6	153	12.9	157	13.2	80	6.7	114	9.6

Source: 1990 Census.

Note: Information on housing cost as a percentage of household income was not reported in the Census for 70 renter households and 1,121 owner-occupied households.

6. Overcrowded Housing

Overcrowded housing is defined by the Census Bureau as those residential units with over 1.00 person per room. This includes kitchens, but does not include bathrooms. For example, a home may have eight rooms: three bedrooms, a living room, a dining room, a kitchen, and two bathrooms. If there are more than six people living in the unit, it is considered to be overcrowded. Units with more than 1.5 persons per room are considered to be highly overcrowded. Table II-L identifies overcrowding conditions from the 1990 Census.

Table II-L - Tenure by Persons Per Room in 1990

Persons Per Room	Number	Percent
0.50 or Less	1,853	66.3
0.51 - 0.75	791	28.2
0.76 - 1.00	71	2.5
1.01 - 1.50	44	1.6
1.51 or More	40	1.4
Total	2,799	100.0

Renter Occupied		
0.50 or Less	921	42.8
0.51 - 0.75	791	36.7
0.76 - 1.00	135	6.3
1.01 - 1.50	141	6.5
1.51 or More	165	7.7
Total	2,153	100.0

Source: 1990 Census.

As identified in the 1990 Census, there were 596 overcrowded units (12.0 percent of total units) in the City of Carpinteria. Of these overcrowded units, 206 (4.2 percent of total units) had between 1.01 and 1.50 person per room, while 185 (3.7 percent of total units) of these units had between 1.51 and 2.00 persons per room. A total of 205 dwelling units (4.1 percent) had 2.01 or more persons per room.

Overcrowding is more prevalent and a more serious problem in rental housing than it is in owner occupied housing. Of the 206 units with 1.01 to 1.50 persons per bedroom, only 71 (34.5 percent) of these were owner occupied while 135 (65.5 percent) were renter occupied. These 135 units represent 6.3 percent of the total occupied rental units. Similarly, of the 185

units with 1.51 to 2.00 persons per room, 44 (23.8 percent) of these were owner occupied, while 141 (76.2 percent) were renter occupied. These 141 units represent 6.5 percent of the total occupied rental units. Only 40 (19.5 percent) of dwelling units with 2.01 or more persons per room were owner occupied, while 165 (80.5 percent) were renter occupied. These 165 units represent 7.7 percent of the total occupied rental units. Thus, 20.5 percent of the 2,153 occupied rental units are overcrowded.

7. Coastal Zone Requirements

Government Code Section 65588(d) requires that Housing Elements indicate the number of new units that were approved for construction within the coastal zone after January 1, 1982, the number of units that were required to be provided for low and moderate income households pursuant to Government Code Section 65590, and the number of units occupied by low and moderate income households that were authorized for demolition or conversion since January 1, 1982. Since the entire City is within the coastal zone, citywide data will be used in providing this information. Table II-M identifies the number and types of housing units constructed within Carpinteria since January 1, 1982.

Pursuant to Government Code Section 65590, a total of 19 units of low income housing were demolished and, therefore, require replacement. These include 13 units at "Vista del Estero" and 6 units adjacent to the "Beachclub" (Rasnick & Sons). According to City records, approximately 110 multifamily dwellings were constructed subsequent to the demolition of the 19 units which are affordable for low and moderate income households. However, these multifamily units are market rate developments, and are not restricted to affordable rents for low and moderate income households. There are no other units that have been approved for demolition or conversion to non-residential use for which demolition or conversion has not yet occurred.

Table II-M - Dwelling Units Constructed After January 1, 1982

Year	Type of Unit	No. of Units	Permit Nos.
1992	SF	4	05054, 04726, 04904, 04767
1991	SF	3	04814, 04755, 04529
1990	SF	9	04482, 14498, 04446, 04467, 04444, 04337-38, 04334, 04291
	MF	60	04358-70, 04254, 04193-99
1989	SF	4	04098, 04064, 03971-72
	MF	13	04081, 04140, 04054, 03986-87
1988	SF	4	03987, 03971-72, 03843
	MF	42	03986, 03953, 03929, 03981

Table II-M - Dwelling Units Constructed After January 1, 1982

Year	Type of Unit	No. of Units	Permit Nos.
1987	SF	7	03713, 03689, 03650-51, 03579, 03562
	MF	47	03752-55, 03736, 03686, 03612, 03609, 03577, 03552
1986	SF	43	03278, 03328-67, 03302-03
	MF	183	03530, 03466-68, 03317, 03087, 03254-60, 03238, 03088
1985	SF	10	03195-97, 03149, 03133, 03134-35, 03120, 03029
	MF	67	02087, 03046-50, 03043-45
1984	SF	60	02771, 02872, 02659, 02800-54, 02717, 02644
	MF	31	02878, 02322-28
1983	SF	8	02544, 02577, 02589, 02521-22, 02548, 02488, 02468
	MF	29	02478-85
1982	SF	4	02398, 02078, 02213, 02260
	MF		02321, 02325, 02327, 02329-30
TOTAL	SF	156	
	MF	472	

Source: City of Carpinteria.

8. *Jobs Housing Balance*

A recent "Analysis of the Jobs Housing Relationship" in the South Coast by the SBCAG has evaluated the City of Carpinteria in these terms. The basic elements of the jobs/housing relationship involve establishing a balance between persons employed by place of work and available housing within the same area to meet housing needs. Three growth scenarios (20 year trend, low, high) were used by the Association of Governments to predict what this balance will consist of through the 1985-2005 time period. As projected, Carpinteria maintains a balance between the resident workers and jobs available in the area. The scenario that results in the greatest surplus of workers is Scenario 1, which is an extension of 1970-1985 development trends into the future. If new job growth is maximized (high scenario) by building out the retail, commercial, and industrial land uses, the gap between workers and jobs becomes closer but the desirable excess of resident workers over jobs is maintained.

9. *Energy Consumption*

Two major utilities provide energy to the residences of Carpinteria. Southern California Edison supplied the electrical power to approximately

4,205 residential meters in 1989 (4,417 meters in 1990). This amounted to 14,500,483 Kilowatt hours in 1989. Southern California Gas supplies Carpinteria with 218,227 cubic feet daily. Both utilities provide a variety of conservation programs and public information. Southern California Gas has an active rebate program, which gives cash back to those persons who purchase energy efficient appliances and materials. This includes water heaters, weather stripping, furnaces, and duct work. In addition, there is an incentive for building contractors to install energy efficient appliances in new construction.

III. OPPORTUNITIES FOR THE PRODUCTION OF HOUSING: LAND USE INVENTORY

A. INTRODUCTION

Section 65583(a)(3) of the California Government Code requires Housing Elements to contain an inventory of land that is suitable for residential development, including vacant sites having potential for redevelopment, and to analyze the ability of public facilities and services to support development of these sites. The purpose of the inventory is to:

- Identify the community's residential holding capacity, including sites suitable for residential development;
- Compare that inventory to the Regional Housing Needs Plan to determine whether sufficient vacant and undeveloped sites are or can be made available to meet the community's identified housing need for new housing; and
- Facilitate identification of governmental actions in the Housing Element's goals, objectives, policies, and actions to meet the needs of all economic segments of the community.

The Regional Housing Needs Plan determined that, to meet Carpinteria's share of the regional housing need, the City needs to provide the opportunity for, and make a commitment to allow for, the development of 644 new dwelling units by 1999. If it is found that sufficient vacant and undeveloped land is not currently available to meet identified housing needs, the community can then determine what types of actions are needed to accommodate its fair share of regional housing and achieve its housing production objectives under Housing Element law.

The City's ability to meet its obligations under the Regional Housing Needs Plan is a function not only of the amount, location, and maximum allowable development intensity of lands that are or can be made available for residential development, but is also a function of:

- The effect of environmental resources, health and safety hazards, and community development policies and programs adopted as part of Carpinteria's Local Coastal Plan and General Plan;
- The effect of implementation programs and regulations included within Carpinteria's Capital Improvement Program and Zoning, Subdivision, and other planning related provisions of the City's municipal code;
- Environmental carrying capacities, including the need to comply with the requirements of outside agencies, such as California Coastal

Commission, Santa Barbara County Air Pollution Control District, and the California Department of Fish and Game; and

- Availability of water, sewage treatment capacity, traffic capacity, and other public service resources (police, fire, school, sanitation, and others) to support new development, as well as the ability of the City and service agencies to be able to afford maintenance of new facilities.

B. EXISTING LAND USE

A land use survey was conducted by City of Carpinteria staff in 1993, and found that 130.43 acres of the City's 1,521.22 acres can be classified as "Vacant" or "Undeveloped." This area represents 8.6 percent of the City's land use inventory (see Table III-A, Land Use Inventory). The majority of this land is currently identified in the City's General Plan, Local Coastal Plan, and zoning ordinance for visitor-serving uses, and is not available for residential development.

Table III-A - Land Use Inventory

Land Use Category	Acreage	Percent of Total
Residential	557.26	36.6
Single Family	387.05	
Multifamily	109.21	
Mobile Homes	61.00	
Commercial	89.74	5.9
Retail	65.00	
Motel/Hotel	9.74	
Restaurant	3.00	
Office	12.00	
Industrial	170.47	11.2
Utilities/Public Facilities	108.00	7.1
Parks	82.89	5.5
Open Space	12.54	0.8
Agriculture	88.39	5.8
Vacant/Undeveloped	130.43	8.6
Transportation Corridors	281.50	18.5
Local Streets	130.26	
State Highways	109.09	
Railroads	42.15	
Total	1,521.22	100

Source: City of Carpinteria, 1993.

C. AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT

1. Existing Residential Development Potential

Further review of the land use data contained in Table III-A was conducted to identify the residential holding capacity of lands within the City of Carpinteria based on the maximum allowable development intensity under the adopted General Plan and Local Coastal Plan (see Table III-B, Vacant/Undeveloped Land by Plan Designation and Zoning District). This Table reveals that existing residential zones account for 26.78 acres or 12.3 percent of the "Vacant/Undeveloped" land supply, or 1.8 percent of the City's total land supply (Table III-B).

As identified in Table III-B, under the City's current General Plan, Local Coastal Plan, and zoning, a maximum of 297 dwelling units could be constructed within the City. Of these, a total of 156 dwelling units could be constructed within residential zones (111 units within single family residential zones, and an additional 45 units within multifamily residential zones). Thus, the inventory of vacant and undeveloped land within the City, including land that is currently residentially zoned, falls short of meeting the City's needs for new housing production through 1999 (644 units).

The balance of the City's current residential development potential (141 units) lies within non-residential zones (commercial, industrial, planned development, agriculture). Development of residential dwellings within these zones currently requires the housing to be part of a mixed use project. Thus, the ability to produce sufficient housing within Carpinteria to meet identified housing production needs is a function not only of the residential housing market and residential development policies, but also of non-residential development markets and related City policies. This linkage between residential and non-residential development could constrain the City's ability to meet its obligations under the Regional Housing Needs Plan, and is discussed in greater detail in Chapter IV. It should also be noted that the City is currently pursuing amendments to its development regulations that would revise the mixed use requirements, and would permit residential development as the sole use of a development site.

2. Potential Sites to Meet the Needs of all Economic Segments of the Community

a. Existing Potential

In addition to analyzing the total number of dwelling units that could be constructed within the City of Carpinteria under current General Plan, Local Coastal Plan, and zoning conditions, an analysis was conducted to determine the extent to which current maximum allowable development intensities would facilitate or constrain meeting the City's fair share for production of housing that is affordable to very low, low, moderate, and above moderate income households, (see Table III-C). Table III-C also analyzes the potential

for increasing the residential development potential of existing vacant and undeveloped lands within the City of Carpinteria.

**Table III-B - Vacant/Undeveloped Land
By Planned Designation and Zoning District**

Existing Area Land Use	Local Coastal Plan/ General Plan Designations	Existing Zoning	Acreage	APN	Current Zoning Dwelling Unit Potential	Housing Opportunity Sites (See Figure III-1)
Residential	SFR 4.6/LDR	20-R-1	4.89	3-370-5	None (ESH) ¹	Not Identified ²
		20-R-1	0.86	3-370-10	1	Not Identified
		8-R-1	5.74	1-060-4(48-50)	30	Site 13
		7-R-1	5.78	4-050-9	36	Site 3
		7-R-1	6.00	4-050-13	37	Site 4
		6-R-1	0.17	3-380-14	1	Not Identified
		6-R-1	0.17	3-380-12	1	Not Identified
		6-R-1	0.25	3-340-8	1	Not Identified
		6-R-1	0.34	3-330-1,2	2	Not Identified
		4-R-1	0.12	3-100-2	1	Not Identified
		4-R-1	0.12	3-100-6	1	Not Identified
	Multi Res. 12.3/MDR	PRD-15	0.34	3-290-1	5	Not Identified
		PRD-20	0.80	3-590-42	16	Site 11
	Multi Res./MDR	PRD-20	1.20	3-590-51	24	Site 11
Commercial	PUD/PUD	PUD	73.73	1-170-10, 12, 13; 1-180-49, 52, 53, 55, 62	70	Site 9
		PUD	2.8	3-470-1	None (ESH)	Site 9
	C/C	CPD	5.16	3-271-1	1	Site 16
		CPD	0.38	3-110-09	2	Not Identified
		CPD	2.12	3-110-13	18	Site 15
		CPD	0.36	3-242-(27-29)	3	Not Identified
		RES	24.36	1-210-20,24 16,23,13	None/Resort	Site 9

**Table III-B - Vacant/Undeveloped Land
By Planned Designation and Zoning District**

Existing Area Land Use	Local Coastal Plan/ General Plan Designations	Existing Zoning	Acreage	APN	Current Zoning Dwelling Unit Potential	Housing Opportunity Sites (See Figure III-1)
Industrial	IND/IND	MRP	25.38	1-190-17	25	Site 8
		MRP	4.49	1-170-08	0 (Storm Basin)	Not Identified
		MRP	10.00	1-180-6,41	10	Site 8
		MRP	3.73	1-180-19	3	Site 9
		MRP	3.21	1-180-32	3	Site 9
Agriculture	A-5/AG	A-5	8.95	1-070-12	2	Site 5
	A-10/MDR	A-10	15.89	1-080-2, 30, 40	2	Site 6
	A-10/AG	A-10	16.20	1-080-35, 41	2	Site 6
Public Facil- ities	P/OS/P/OS	REC	8.00	1-170-3	0	Not Identified
Total			228.02		297	

Source: City of Carpinteria, 1994.

- ¹ ESH represents an environmentally sensitive habitat overlay that constrains development potential.
- ² Parcels not identified as priority housing opportunity sites are not identified in Figure III-1 or specifically discussed in this chapter due to the relatively low dwelling unit potential and/or determination by the City that targeting affordable housing programs or policies for the subject parcel would not be in the public interest.

**Table III-C - Lands Potentially Available
to Meet Long-Term Carpinteria Housing Needs by Income Groups**

	Total Units	Very Low (0-50%)	Low (50%-80%)	Moderate (80%-120%)	Above Moderate (> 120%)
Existing Potential of Vacant Residential Lands Currently Zoned:					
20-R-1	1				1
8-R-1	30				30
7-R-1	73				73
6-R-1	5				5
4-R-1	2				2
PRD-15	5			5	
PRD-20	40	8	24	8	
Existing Housing Potential for Mixed Uses on Vacant Non-Residential Lands Zoned:					
PUD	70	5	5	15	45
CPD	24	0	12	12	
MRP	41	9	23	9	
A-5	2				2
A-10	4				4
Subtotal	297	22	64	49	162
Additional Development Capacity of Identified Sites within City (see Figure III-1)					
Site 3	5	1	2	1	1
Site 4	37	3	6	28	
Site 5	28				28
Site 6	244	15	15	20	194
Site 8	165	17	17	34	97
Site 9 ¹	0				0
Site 10	400	120	120	160	
Site 11 ²					
Site 13 ³	(22)				(22)
Site 14	40	12	12	16	
Site 15	22			22	
Site 16	99	5	15	50	29
Subtotal	1,018	173	187	331	327

**Table III-C - Lands Potentially Available
to Meet Long-Term Carpinteria Housing Needs by Income Groups**

	Total Units	Very Low (0-50%)	Low (50%-80%)	Moderate (80%-120%)	Above Moderate (> 120%)
Additional Residential Capacity of Potential Annexation Lands (see Figure III-1)					
Site 1	350				350
Site 2	325				325
Site 7	150				150
Site 12	40				40
Site 17	15				15
Subtotal, Unincorporated	880				880
Subtotal, Incorporated	1,315	195	251	380	489
Total	2,195	195	251	380	1,369
Housing Production Needs	644	148	116	136	244

Source: City of Carpinteria, LSA Associates, Inc., 1995.

- ¹ The development potential for Site 9 has been accounted for in the first section of this table under Mixed Use Lands zoned PUD.
- ² The development potential for Site 11 has been accounted for in the first section of this table under Vacant Residential Lands zoned PRD-20.
- ³ The reduction in the projected number of dwelling units reflects the difference between the potential yield of the site and site development.

Table III-C indicates lands that are or can be made available for housing development through build out of the City. As shown in Table III-C, sufficient land is or can be made available within the existing City limits to meet the City's obligations for new housing that is affordable to low, moderate, and above moderate income households. A further analysis of this table was undertaken to identify the City's near-term residential development potential through 1999. This analysis is presented in Table III-D. As shown in Table III-D, sufficient land is or can be made available through 1999 to meet the City's obligations for new housing that is affordable to low, moderate, and above moderate income households. Thus, annexation of unincorporated lands is not recommended as a housing program.

**Table III-D - Lands Available to Meet Carpinteria Housing Needs
by Income Groups Through 1999**

	Total Units	Very Low (0-50%)	Low (50%-80%)	Moderate (80%-120%)	Above Moderate (> 120%)
Development Capacity of Identified Sites (see Figure III-1)					
Site 1 (unincorporated)	0				
Site 2 (unincorporated)	0				
Site 3	41	1	2	1	37
Site 4	29			14	15
Site 5	12				12
Site 6	244	15	15	20	194
Site 7 (unincorporated)	0				
Site 8	0				
Site 9	70	5	5		60
Site 10	200	105	60	35	
Site 11	40	8	24	8	
Site 12 (unincorporated)	0				
Site 13	5				5
Site 14	0				
Site 15	40		6	34	
Site 16	50	5	5	25	15
Site 17 (unincorporated)	0				
Subtotal	731	139	117	137	338
Additional Potential of Vacant Residential Currently Zoned:					
20-R-1	1				1
8-R-1	0				
7-R-1	0				
6-R-1	5				5
4-R-1	2				2

**Table III-D - Lands Available to Meet Carpinteria Housing Needs
by Income Groups Through 1999**

	Total Units	Very Low (0-50%)	Low (50%-80%)	Moderate (80%-120%)	Above Moderate (> 120%)
PRD-15	5			5	
PRD-20	0				
Additional Housing Potential for Mixed Uses on Vacant Non-Residential Lands Zoned:					
PUD	0				
CPD	10	5	5		
MRP	49	5	21	23	
A-5	0				
A-10	0				
Subtotal	72	10	26	28	8
Subtotal, Unincorporated	0				
Subtotal, Incorporated	803	149	143	165	346
Total	803	149	143	165	346
Housing Production Needs	644	148	116	136	244

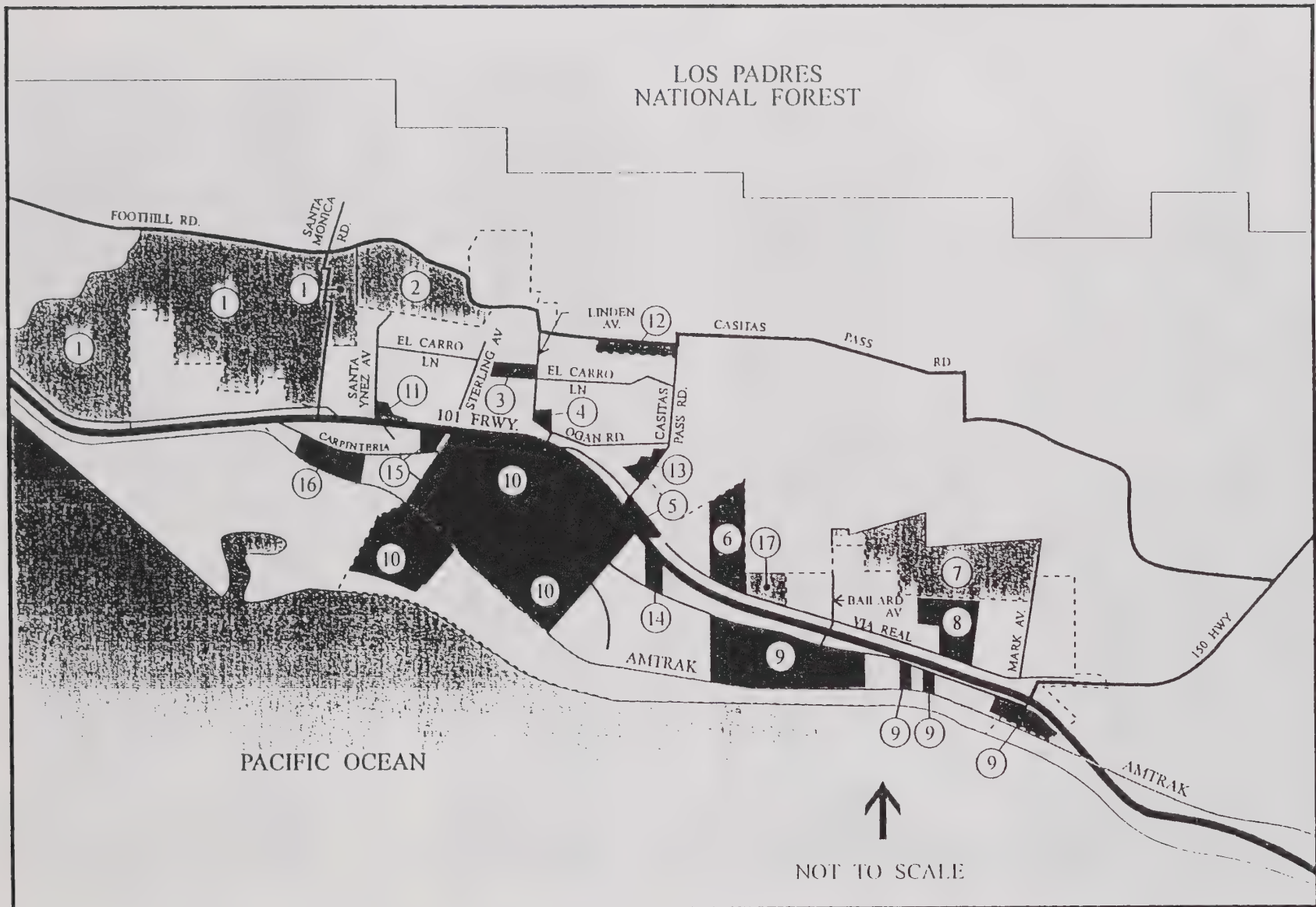
Source: City of Carpinteria, LSA Associates, Inc. 1995.

It is important to note that, in order to achieve the City's housing production goals through 1999, implementation of specific actions, including amendments to increase the residential development potential of various sites within the City and/or revisions to current mixed use requirements will be needed. In addition, specific programs to provide incentives for the production of housing that is affordable to lower and moderate income households will be needed.

b. Analysis of Specific Sites for Development of Affordable Housing

Various sites within and adjacent to the City may be useful for affordable housing developments (see Figure III-1 and Table III-A). Actual development may not reach the potential for development identified in Table III-C based on site-specific environmental constraints, design considerations, and policy issues.

There are many factors that contribute to the residential development potential identified in Table III-C and discussed below. Of particular interest is the issue of potential changes to the City's General Plan, Local Coastal Plan, and zoning to facilitate achievement of adequate housing production to meet the needs of all economic segments of the community. In order to meet the housing objectives identified in the Regional Housing Needs Plan,



- | | |
|---|--|
| Carpinteria City Limits | See identification of available housing sites for description of properties. |
| Represents locations within city limits | Represents locations in unincorporated area |

SOURCE: CITY OF CARPINTERIA, 1994

the City of Carpinteria needs to increase the development potential of several areas, and allow for development of housing as the primary or sole use in areas now requiring mixed use development. The manner in which such changes affect specific potential residential development sites is discussed below.

There are a few constraints to redevelopment of existing, underutilized lands that cannot be avoided, and must be dealt with. The citizens of Carpinteria have themselves decided that they do not want the City to have a redevelopment agency. However, even though there is no redevelopment agency, the City can take actions to encourage privately initiated redevelopment, albeit on a smaller scale than could a formal redevelopment agency. The recent proposal to allow for mixed use in CPD (and hence CB zones since the CB zones have the same stipulations as the CPD zones) will allow developers to rehabilitate dilapidated commercial areas by developing apartments and condominiums. Also, street improvements are currently being worked on by the Carpinteria Public Works Department. Curb, gutter, and sidewalk improvements add an aesthetic element that encourages investment in development.

An important consideration that needs to be made in dealing with the realistic development potential of the sites below is the availability of public services and facilities to service these areas. Water is a valuable resource and must be wisely managed or supply will continue to be a constraint. Because the City does not provide water service, it does not have control over ensuring that an adequate supply and adequate infrastructure are available to support new development. In addition, sewage collection and treatment facilities are provided by a special district, and are beyond the control of the City. Carpinteria strives to coordinate land development activities with outside service providers to eliminate gaps in the provisions of services and facilities, but cannot guarantee the ability of outside service agencies to expand services and facilities to support new development in a timely manner.

Site 1: Area North of the City, West of Santa Monica Creek

This area is estimated to be approximately 421.09 acres in size. If annexed, the area would be suitable for rural residential and/or low density residential development due to its primarily rural, low density nature. Minimum parcel sizes under County jurisdiction are five and ten acres. Potential build out of Site 1 is 700 to 2,000 dwelling units. Through 1995, annexation of less than 25 percent of the area could reasonably be accomplished, yielding a likely maximum of 350 dwelling units within the City. However, because this area is outside of the urban/rural boundary delineated in the Santa Barbara County Local Coastal Plan, annexation of Site 1 and residential development within the City is not anticipated through 1999.

Affordable Housing Opportunity. The potential for affordable housing in this area is not good. The site is best suited for larger lot sizes, consistent with the area's present character. The land in this area is expensive, and the

majority, if not all, of the houses developed within Site 1 would fall into the above moderate range. It will, however, be possible to collect in-lieu fees from development within this area. This area is also currently outside of the urban limit line contained in the Santa Barbara County Local Coastal Plan. Thus, this land would not realistically be available for residential development within the City through at least 1999.

Site 2: North of the City, Between Santa Monica and Franklin Creeks

This area is estimated to be approximately 86.83 acres in size. If annexed, this area may be appropriate for Low Density Residential development, yielding 300 to 400 dwelling units within the City. As this area is substantially covered by greenhouses, and is a smaller area than Site 1, it may be possible to reasonably consider annexation of this entire area by 1999. This area is, however, outside of the urban/rural boundary delineated in the Santa Barbara County Coastal Plan. The minimum parcel size under County jurisdiction is ten acres.

Affordable Housing Opportunity. The potential for affordable housing in this area is not good due to the area's primarily rural character. Its location is, however, better suited for low density residential development than is Site 1. This area is most suitable for low density, detached dwelling units. While a few moderate income dwellings might be developed within Site 2, the majority of new development would likely fall into the above moderate income range. This area is also currently outside of the urban limit line contained in the Santa Barbara County Local Coastal Plan. Thus, this land would not realistically be available for residential development within the City through at least 1999.

Site 3: Parcel Adjacent to Franklin Creek and El Carro Lane

This site is 5.78 acres in size, and is planned and zoned for Low Density Residential development. The site is currently zoned 7-R-1. There is a potential to rezone the site to increase the provision of affordable housing.

Affordable Housing Opportunity. Site 3 has a moderate potential for the development of affordable housing. If the site were to be rezoned 8-R-1, the overall development potential of the site could be increased by five units, as is reflected in Tables III-C and III-D. With the proposed inclusionary ordinance and in-lieu programs included in the Housing Program (Chapter VI), 20 percent of the total housing developed within Site 3 could be targeted to be affordable to low income households, yielding four affordable units. The balance of the housing developed within Site 3 would be above moderate income households with 10 percent affordable to moderate income households.

Site 4: Parcel North of Linden Avenue Interchange

The site is approximately six acres in size, and is proposed for a 140 unit Congregate Care facility. The General Plan designation for this site is Medium Density Residential (4.7 to 20 dwelling units per acre), while current zoning is 7-R-1. It is apparent that this zoning could be readily increased in intensity consistent with the General Plan to allow for development of additional dwelling units.

Affordable Housing Opportunity. There is a possibility of a Congregate Care facility being developed on this site, which would increase the opportunity for affordable housing. However, at this time the Congregate Care facility has not secured financial backing, thus it is anticipated that the more likely use of the land would be for moderate to above moderate housing.

Site 5: Parcel North of U. S. 101, East of Casitas Pass Road

The site is approximately nine acres in size. The current General Plan designation for this site is Medium Density Residential, and the zoning is currently A-5. There are two possible development scenarios for this site. First, there is a potential for developing approximately 50 units of low density residential. Alternatively, Caltrans is considering acquisition of a part of Site 5 as part of interchange improvements for Casitas Pass Road. Under this scenario, Site 5 would likely provide for only one or two acres of commercial development.

Affordable Housing Opportunity. The possibilities for affordable housing in this area are low and, if acquired by Caltrans, there would be no residential development. If residential uses are ultimately developed, lower densities would be more appropriate to the site's agricultural setting. Increasing the density of residential development on this site would not be consistent with adjacent land uses and the surrounding environment.

Site 6: Area East of the Rancho Granada Mobilehome Park, South of Carpinteria Creek

This site is approximately 32 acres in size, and is planned for Medium Density Residential development. A residential development project was originally proposed on this site for 320 dwelling units, which is the maximum allowable density. In previous reviews of dwelling unit yield of Site 6, the 320 dwelling unit maximum was identified as a "High Growth Scenario" for the site, while development of 160 dwelling units was identified as a "Low Growth Scenario." The proposed residential development project was subsequently reviewed at a preliminary level by the City. A complete application for a 244 unit project had been accepted for processing by the City and was undergoing Environmental Review at the time of the adoption of the Housing Element. The proposed 244 units represents a point midway between the High- and Low-Growth Scenarios.

Site 6 is currently zoned A-10, and is in agricultural use (greenhouse, flower nurseries). The Local Coastal Plan land use plan identifies Site 6 as Agriculture. Thus, approval of the Coastal Commission for conversion of this site to residential use will be needed.

In order to convert the site to residential use, consistency with Local Coastal Plan policies protecting agricultural land uses will be needed. This site has long been planned for conversion from agricultural to residential use. Because the existing General Plan Land Use Element already proposes that the site be converted to residential use, and because the site is within the urban limit line established as part of Santa Barbara County's Local Coastal Plan, the likelihood of gaining approvals for conversion from agricultural to residential use is considered to be good.

Affordable Housing Opportunity. At 244 dwelling units, it is projected that the majority of units (194) would fall into the above moderate income range. Approximately 50 units could reasonably be expected to be affordable to very low, low, and moderate income households.

Site 7: Northeast of the City

This area is estimated to be approximately 100 acres in size. If annexed, the land is best suited for single family homes in order to achieve compatibility with surrounding land uses. Site 7 would most likely produce from 125 to 175 single family, detached units within the City. This site is outside of the proposed urban/rural boundary delineated in the Santa Barbara County Coastal Plan and would not, therefore, be available for residential development through 1999.

Affordable Housing Opportunity. It is not likely that affordable housing would be developed in this area. Most of the lots would be one acre in size, consistent with surrounding land uses, and would most likely all fall into the above moderate category.

Site 8: Via Real - Arneson and Sovereign Life Properties

Site 8 is currently planned Industrial, and is zoned Manufacturing/Research Park (M-RP). The site is approximately 35 acres in size. There is an industrial park to the east, a mini-storage facility to the southwest, a mobilehome park to the west, and rural residential development to the north. Thus, residential uses appear to be appropriate for the site. A likely development scenario would provide for higher density, multifamily residential uses in the southern portion of the site, transitioning to single family residential development in the northern portion of the site.

Development of the site for residential use will require revisions to the General Plan land use map and to the Local Coastal Plan land use plan. In addition, findings to Local Coastal Plan policies protecting agricultural use will need to be made. Coastal Commission approval of this land use change

will also be required. The existing General Plan proposes the conversion of Site 8 from agricultural to urban (industrial/business park) use. This site is located in a transition area between industrial/business park and residential uses. In addition to industrial/business park to the east, there is a mini-storage facility to the southwest, a mobile home park to the west, and rural residential development to the north. The west edge of the industrial/business park backs onto, rather than faces Site 8. It also does not provide through access into the site. In addition, the industrial/business park has been graded to sit higher than adjacent land within Site 8. Along the easterly edge of Site 8 is a private road which provides access to the rural residential area to the north. In addition, soils on Site 8 are not considered to be prime agricultural soils. Finally, residential uses are a higher coastal priority than are the non-coastal dependent industrial business park uses for which the site is currently planned. For these reasons, residential uses appear to be appropriate for the site, and the likelihood of gaining Coastal Commission approval for its conversion to residential is considered to be good.

Affordable Housing Opportunity. Given the location of the mini-warehouse, industrial uses, and the mobilehome park, Site 8 may have a good potential for the development of affordable dwelling units for the long term. However, residential development is not anticipated at this time because the City does not want to reduce its base for industrial development until after completing a thorough analysis of industrial needs as part of the City's General Plan update.

Site 9: Carpinteria Bluffs

The City has approved an amendment to the Local Coastal Plan and General Plan related to the Carpinteria Bluffs. As amended, up to 60 dwelling units could be constructed as part of a visitor-serving resort facility in the western portion of Site 9. The Amendment also provides the opportunity for increasing the number of hotel rooms permitted within the western portion of the Carpinteria Bluffs in exchange for reducing the number of residential units. Under the provisions of the California Coastal Act, development of recreational uses and visitor serving commercial uses is clearly a higher priority than is development of residential uses; however, the Coastal Act does not preclude residential development.

Affordable Housing Opportunity. Because of the requirement that the permitted dwellings be developed as an integral part of the visitor-serving resort, it is anticipated that any residential units developed within this Site would fall into the above moderate income range.

In addition, the Local Coastal Plan/General Plan Amendment requires that developers of visitor serving resort uses within the Carpinteria Bluffs provide for the development of dwelling units that are affordable to very low and low income worker households as mitigation for new housing demands created by increasing local employment. LCP Amendment policies require that the developers of hotel resort facilities "be responsible for the provision of affordable housing for lower income worker households in a number

equivalent to 10 percent of the total resort worker households." This requirement may be met on site, off site, or through in-lieu fees; however, "it is intended that a minimum of ten (10) such employee affordable housing units will be developed within the Carpinteria Bluffs."

As identified in the EIR for the Carpinteria Bluffs, visitor resort employment is expected to be 597 to 714 employees. Thus, visitor resort developers would be cumulatively responsible for providing for 60 to 71 affordable housing units for their employees, 10 of which are anticipated to be located within the Carpinteria Bluffs. As identified in LCP Amendment policies, this housing is to be for lower income employees (incomes less than 80 percent of the County median household income).

Site 10: Central Carpinteria

The area south of U.S. 101 has the greatest opportunity for private redevelopment of building sites and provision of new housing through intensification of existing development. This will be due to the proposed availability of mixed use development in all CPD and, subsequently, in CB zones throughout the City. This will allow developers to acquire existing developed building sites, and convert them to higher density residential development. In addition, there is the potential for increasing the densities of various residential zones in the Central Carpinteria area, i.e., changing a PRD 15 zone to PRD 20. The combination of private redevelopment, mixed use development, and changes in zoning could yield from 174 to 641 units, depending on the success of City actions and the various market forces at work in the area. Development of approximately 400 units is considered likely through build out. Through the year 1999, it is estimated that approximately 200 units could be constructed. Site 10 is currently substantially developed, and consists of approximately 500 acres.

Affordable Housing Opportunity. This area has an extremely high affordable housing opportunity. The potential for inclusionary ordinance and density bonus implementation, and/or in-lieu fee requirements along with an environment that encourages higher density development in central Carpinteria creates an ideal context for the development of affordable housing. This area provides the best circumstances for providing housing opportunities in terms of needing to upgrade the older structures, infill different locations, develop underdeveloped properties, and availability of shopping and transportation facilities. Approximately 50 percent or more of the new dwelling units constructed within Site 10 could be affordable to very low income households, while another 30 percent or more could be affordable to low income households. The balance of housing produced within Site 10 would fall into the moderate income range. Because short-term needs are for lands with the potential for housing for very low income households, a greater emphasis will be placed in the short term on providing housing for that income group within Site 10.

Site 11: Dablia Court/Santa Ynez Avenue

Site 11 is currently developed with 55 dwelling units, and has approximately two acres of vacant land that could be developed for Medium Density Residential uses. The area has a potential for 40 new dwelling units.

Affordable Housing Opportunity. This area has a high opportunity for providing affordable housing. Site 11 is suitable for very low and low income units at a density that would facilitate their development. In addition, in-lieu fees from other projects could be used to assist in the construction of an all affordable housing development.

Site 12: North of the City at the Southwest Corner of Foothill Road and Casitas Pass Road

The site is approximately 11 acres. If annexed, the area may be appropriate for Low Density Residential development, with a possible yield of 30 to 40 units.

Affordable Housing Opportunity. There is not likely to be any affordable housing developed in this area due to the low density character of the site and surrounding area. This area is currently outside of the urban limit line contained in the Santa Barbara County Local Coastal Plan. Thus, this land would not realistically be available for residential development within the City through at least 1999.

Site 13: Casitas Pass Road

Site 13 is currently zoned 8-R-1. The surrounding area consists mostly of single family detached units, and this type of development is forecast for this site. The owner of APN 1-060-50 has developed a 1.0 acre parcel with a large single family home. In addition, the owner of APN 1-060-48 has subdivided the parcel into five lots. This lowers the potential for this site to eight large residential home sites. The likelihood that development will not occur at the maximum allowable is reflected in Tables III-C and III-D.

Affordable Housing Opportunity. There is not likely to be any affordable housing developed on this site. The type of development consistent with the surrounding area and the current zoning would be units conducive to moderate and above moderate income residents.

Site 14: Carpinteria Avenue, Page Property

Site 14 is approximately two acres in size. There is a potential to change the current commercial zoning to high density residential.

Affordable Housing Opportunity. The area has a moderate opportunity for affordable housing. This is due to the fact that a zone change from

commercial to residential development would be required. If the change of zone were approved, a subsequent development project of up to 40 units could be developed, of which 24 units would be available to very low and low income residents. Given the location of the site in relation to other visitor-serving uses, and the availability of other lands to meet Housing Element objectives, this land would not realistically be available for residential development within the City.

Site 15: Northeast Corner of Carpinteria Avenue and Franklin Creek

Site 15 is approximately two acres in size. This area could also be considered for a zone change from commercial to high density residential.

Affordable Housing Opportunity. This area has a moderate opportunity for the same reasons as Site 14.

Site 16: West Carpinteria Avenue

Site 16 is approximately five acres in size. Current commercial zoning requirements could be considered for a text change to allow increased residential use, eliminating the requirement for developing residential uses in a mixed use context.

Affordable Housing Opportunity. This site has a moderate opportunity for affordable housing. If the text change can be adopted, there is a good potential for development of 60 to 100 medium density residential units. With implementation of an inclusionary housing ordinance, approximately five percent of the units could be affordable to very low income households, and an additional 15 percent could be affordable to low income households.

Site 17: Via Real

Site 17 is approximately three acres in size. This area is outside the city limits and is zoned rural/agricultural production. Site 17 is currently zoned A-10, and the Local Coastal Plan land use plan identifies it as Agricultural. The area, if rezoned and annexed might be suitable for rural residential and/or low density residential development.

Affordable Housing Opportunity. The potential for affordable housing in this area is not good. The site is best suited for larger lot sizes, consistent with the area's present character. The land in this area is expensive, and the majority, if not all, of the houses developed within this site would fall into the above moderate category. Thus, this land would not realistically be available for residential development within the City through at least 1999.

IV. CONSTRAINTS ON THE PRODUCTION OF HOUSING

A. INTRODUCTION

In preparing a community's housing program, it is important to understand not only housing needs and the availability of land for the production of new housing, but also the constraints that must be overcome to meet the housing needs of all economic segments of the community. This section of the Housing Element analyzes constraints upon the maintenance, improvement, and development of housing in Carpinteria. These constraints are discussed in two contexts:

- *Governmental Constraints*, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and governmental priorities; and
- *Non-Governmental Constraints*, including the availability of financing, price and availability of land, the cost of construction, and general market conditions.

When analyzing constraints on the production of housing, it is important to distinguish between 1) unreasonable and excessive constraints and requirements, and 2) other, sometimes conflicting, mandates placed by the State and federal governments on local municipalities, as well as legitimate requirements needed to protect public health and safety and the need to maintain a fiscally sound community. The City of Carpinteria recognizes its mandate to facilitate the production of housing to meet the needs of all economic segments of the community, but is also concerned with maintaining the high quality of life demanded by its residents, protecting the integrity of the natural environment, and ensuring that the impacts that new housing will have on the area's roadway and infrastructure systems are mitigated.

B. GOVERNMENTAL CONSTRAINTS

The price of a house is essentially based on fundamental costs (materials, land, labor, the interest rate for borrowing money, and finally, government actions), and fluctuates based on supply and demand conditions. The costs of materials, land, and labor are determined by the market economy, while the fourth item, lending rate, is largely governed by federal economic policies. These items are addressed as non-governmental constraints.

Governmental regulation, while necessary to regulate the quality of development, can have a limiting effect on attempts to provide housing that is affordable to all economic groups. In attempting to ensure a high quality of development, governmental regulations sometimes unintentionally delay construction, and/or increase infrastructure, land preparation, or overhead

costs of development. These regulations involve both direct constraints such as land use and development controls, development standards, and building and housing codes, as well as indirect constraints such as permit processing times and permit processing and development fees.

Before focusing on the governmental constraints that Carpinteria as a municipal agency can remove or minimize in order to facilitate housing development in general and affordable housing in particular, it is important to understand the governmental policy context within which housing decisions are made.

1. *Governmental Priorities*

The emphasis placed by the federal and State governments on housing policies and funding for housing programs has traditionally shifted with changing administrations and priorities. However, there has been a clear trend to de-emphasize funding of federal and State housing programs in the face of poor budget outlooks and inadequate resources to continue funding all federal and State housing programs. In addition, in order to balance its budget, the State of California has shifted funds away from cities, and has also tapped into redevelopment funds. This has left California cities such as Carpinteria with a mandate for providing programs to facilitate housing development for all economic segments of the community, but with a greatly reduced ability to fund such programs.

The mandate that local governments provide housing for all economic segments of the community is but one of many, often conflicting, responsibilities they face. In addition to dealing with issues of housing affordability, rehabilitation, and overcrowding, cities must provide municipal services and facilities, protect the natural environment, and reflect the concerns of City residents concerning the type and intensity of new development. These responsibilities must be met in a context of increasingly tight budgets, as well as increasing reliance on and competition for sales tax revenues. As a result of State laws relating to municipal finance, reductions in State and federal financial support for infrastructure development, and changing public attitudes toward growth, local agencies have had to require that development internalize many of the costs that were once borne by various public funds. As a result, the cost of residential development inevitably increases.

Often in contrast to the mandate for local governments to provide housing for all economic segments of the community is the democratic principle that governments reflect the will of the people. In many communities, new development and alterations to the natural environment are perceived as threats to the area's quality of life, and "low and moderate income housing" is often perceived as a problem to be avoided, rather than as a public responsibility. The result is that community acceptance of development, particularly high density development, is severely limited or non-existent.

2. *Land Use Controls*

Land use controls take a number of forms that can impact the rate and cost of residential development. The three primary land use controls affecting residential land development are the Carpinteria General Plan, the Carpinteria Local Coastal Plan, and the zoning ordinance. Carpinteria's General Plan establishes the overall character and development of the community, and identifies a range of permitted residential and non-residential development, including maximum permitted development intensity, throughout the City. In addition, the Carpinteria Local Coastal Plan identifies the manner in which the City will implement the provisions of the California Coastal Act, including provisions for maximizing coastal access and coastal recreation for the public. The Zoning Ordinance implements the General Plan, and has been adopted as part of the City's Local Coastal Plan, providing implementation. The Zoning Ordinance provides specific regulations for building heights and setbacks, lot coverage, and parking. The Zoning Ordinance also sets maximum limits on the intensity of residential development within mixed use developments in non-residential zones.

a. General Plan and Zoning Land Use Designations, Policies, and Development Requirements

General Plan Designations

The Carpinteria General Plan is a statement of public policy defining the desire of the City of Carpinteria to manage its future and to cope with the complex dynamics of long-range growth and change. The Plan establishes a framework within which growth, development, environmental protection activities may occur in accordance with community goals and aspirations. The General Plan is designed to guide future development in a desirable and efficient manner, and to provide a basis for public decision making regarding the use of community resources, expenditure of public funds, and the allocation of land for various types and intensities of use.

The Carpinteria General Plan deals with four major concerns:

- Maintenance of a diversified city, including the provisions of local retail services for residents and tourists, expanding employment opportunities, and preservation of the City's resources that attract residents and tourists.
- Preservation of Carpinteria's unique character.
- Maintenance of a quality environment.
- Availability of housing for various income groups.¹

¹ City of Carpinteria, *Carpinteria General Plan "GP '86"*, 1986.

The General Plan defines seven categories of land use, as follows:

- *Low Density Residential* includes detached, single family residences at densities ranging from 0.3 to 4.6 dwelling units per acre (du/ac). This designation covers residential development ranging from large lot rural lifestyles to the traditional single family detached housing neighborhoods with 7,000 square foot lots.
- *Multiple Family Residential* permits detached and attached residential developments with densities ranging from 4.7 du/ac to 20 du/ac. This category covers a broad spectrum of attached and detached residential types ranging from small lot single family detached neighborhoods to townhouses to apartment projects. Depending upon parcel sizes, the General Plan permits clustering of development and other innovative designs through a planned unit development (PUD) approach.
- *Planned Unit Development* includes areas requiring careful and thorough analysis prior to development. This category has been given to large, undeveloped parcels that are suitable for a combination of land uses (i.e., residential, commercial, visitor serving, etc.). The purpose of this designation is to prevent piecemeal development by requiring that the entire parcel be designed and developed as an integrated unit. The use of flexible and innovative design concepts is encouraged. The Planned Unit Development designation does not, itself, define maximum allowable development intensities. In some cases, such as the Carpinteria Bluffs, the Local Coastal Plan provides some insight into maximum allowable development intensity; however, the determination of the maximum intensity of parcels designated PUD is generally intended to occur as part of the review of a specific development proposal.
- *Commercial* areas designated in the General Plan are of two types. General Commercial is characterized by a mix of retail, wholesale, service, and office uses; usually located along major circulation corridors, a variety of intensities are found. The Central Business District delineates Carpinteria's traditional downtown and surrounding areas; this area is characterized by a variety of financial offices, general and specialty shops, entertainment centers, and residential uses.
- *Industrial* areas include General Industry, which encompasses a variety of light manufacturing, processing, assembly, packaging, wholesale, distribution, and service related industries. Coastal Dependent Industrial is designated for those industrial uses that are responsible to the needs of industries that, because of their nature are restricted to the coast, such as the facilities provided in support of offshore oil industry. The Research and Development designation is characterized by well designed groups of office, R&D, and ultra-light

industrial uses that are typically labor intense and compatible with less intense (residential) uses.

- *Public Facility* denotes police, fire, school, water, library, sewer, and other municipal and governmental facilities, as well as other publicly oriented uses such as churches and boys/girls clubs.
- *Parks/Open Space* identifies active and passive recreational, including City parks, beaches, golf courses, and related uses.

As discussed in Chapter III of the Housing Element, the amount of land that is currently designated and zoned for residential use falls far short of supporting needed production of new housing for all economic segments of the community. Development of residential units within a mixed use context is, however, permitted within areas designated and zoned for non-residential use. This requirement effectively limits the rate at which housing can be produced within non-residential areas by tying housing production to the non-residential development market. Given that the majority of Carpinteria's residential build out potential is within non-residential land use designations, and considering the moribund market for non-residential development, the mixed use requirement could be a substantial constraint on the City's ability to meet its obligations identified in the Regional Housing Needs Plan. Thus, programs to release housing production from the mixed use requirement in areas currently designated and zoned for non-residential uses are provided in Chapter VI of the Housing Element.

In order to meet housing production goals for all economic segments of the community, Housing Element programs include revisions to the General Plan Land Use Element increasing the residential development potential of Sites 3, 5, 6, 14, 15, and 16 as identified in Figure III-1 to that identified in Table III-C. Program D.1.3 provides for a comprehensive update of the General Plan to accomplish this effort. The City has received an extension of time from the Governor's Office of Planning and Research (OPR) to facilitate preparation of that comprehensive update. Among the conditions imposed by OPR on this extension, the City is not permitted to accept new applications for General Plan Amendments during preparation of the update. Thus, needed revisions to the Land Use Element aimed at providing adequate land for housing production must be accomplished as part of the comprehensive update, and cannot proceed ahead of that program. It is anticipated that the update program will be completed by mid-1996.

Zoning Ordinance Development Requirements

To implement the General Plan, Carpinteria's Municipal Code includes zoning for all properties within the City. The City's zoning districts provide specific standards for the uses of land, buildings, and structures under City jurisdiction, as well as specific limitations on the development of land (e.g., building setbacks, height limits, lot coverage limits, parking requirements). A

summary of the standards contained in the City's Municipal Code for zones that permit residential development is provided in Table IV-A.

Based on a review of the City's development standards contained in the Municipal Code, including a comparison of City standards to those of other communities, Carpinteria's development standards are typical of those found in many other communities. Currently, the City maintains a 30 foot height limit within residential zones, while many other cities and Santa Barbara County maintain a 35 foot height limit. However, it is very rare that a one or two story residential structure would have a height in excess of 30 feet, except in hillside situations that do not apply to Carpinteria. In some circumstances, Carpinteria's zoning standards can facilitate the production of affordable housing. The establishment of the 4-R-1 zoning district facilitates development of small lot subdivisions without the need for the costly and time consuming specific plan or Conditional Use Permit requirements maintained by cities. In addition, although it also provides a constraint on housing production, the ability to construct residential uses within non-residential zones is not generally duplicated to the same extent as in Carpinteria by many cities.

Carpinteria's development regulations exist as a protection of the public health, safety, and welfare within the coastal zone. Setbacks are necessary for safety reasons in case of fire or earthquakes. Height limitations and building separations are necessary to preserve coastal views, as well as Carpinteria's small town character.

The only zoning regulations that might impede the development of affordable housing are density regulations. Although a range of densities allow for a variety of residential land uses, over time the market cost of land has increased such that "least cost housing" is no longer affordable to lower income groups. Least cost housing is the least expensive, unsubsidized housing that the private market can provide. Reductions in residential densities means that high land costs must be absorbed by fewer housing units than otherwise, thus increasing cost per unit. Under current regulations, the highest density permitted by the General Plan is 20 dwelling units per acre. Higher densities permit the private market to develop housing at a lower cost per unit.

However, density increases alone will not ensure that the private market will produce housing that is affordable to low income persons. Although it has not adopted a density bonus ordinance pursuant to State law, the City does allow increased density and an additional incentive in return for price/rent controls for some of the units in a development. Granting bonus density units to projects can reduce the per unit costs and allow the development of some of the units that are affordable to low income households. Under State law, the City will grant a density bonus of at least 25 percent to development project providing affordable housing. Thus, up to 25 dwelling unit per acre can be achieved in a affordable project (20 du/ac + 5 du/ac density bonus).

Table IV-A - City of Carpinteria Summarized Zoning Schedule

Type of Standard	Zone District						
	4-R-1	6-R-1 7-R-1 8-R-1	Planned Residential Dev. PRD	Planned Unit Development PUD	Mobile Home Park MHP	Commercial Planned Dev. CPD	Agriculture A
Minimum Net Lot Area	4,000 s.f.	6,000 s.f. 7,000 s.f. 8,000 s.f.	7,000 for newly created lots	No standard	Park= 10 acres Site= 3,600 s.f.	No standard	A-5 = 5 acres A-10 = 10 acres
Maximum Building Coverage	35%	35%	50%	30%	75% per site	No standard	<5 ac = 75% 5 - <10 ac = 70% >10 ac = 65%
Distance Between Buildings	10 feet	10 feet	½ sum of building heights, but no greater than 10 feet	No standard	10 feet	No standard	No standard
Minimum Open Space	65%	65%	20%	20%	20%	20%	No standard
Maximum Building Height	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Front Setback	greater of 40' from center of road or 10' from property line	greater of 50' from center of road or 20' from property line	greater of 50' from center of road or 20' from property line	No standard	Park = greater of 50' from center of road or 20' from property line Lot = 10'	greater of 35' from center of road or 5' from property line	50' from road centerline or 20' from property line, whichever is greater
Side Setback	3 feet	10% of width, but not less than 5' or more than 10'	10% of width, but not less than 5' or more than 10'	No standard	Park = 15' Site = 5'	10' from residential lots, 20' if building is greater than 20' tall	Same as Above
Rear Setback	15 feet	15 feet	15 feet	No standard	Park = 15' Site = 5'	Same as Above	Same as Above

Table IV-A - City of Carpinteria Summarized Zoning Schedule

Type of Standard	Mobile Subd. MHS/PUD ¹	Zone District					
		CBD	Resort RES	Ind. Pk. MRP	Gen. Ind. M	Coastal Ind. M-CD	Recreation REC
Min. Net Lot Area	10 ac. site	No standard	No standard	1 acre	7,000 s.f.	1 acre	1 acre
Maximum Building Coverage	75% of indiv. site	No standard	No standard	40%	50%	No standard	10%
Distance Between Buildings	10', 20' from non-residential	No standard	No standard	No standard	10'	No standard	No standard
Min. Open Space	20%	No standard	40%	30%	20% landscaped	No standard	No standard
Max. Building Height	30'	30'	30'	30'	30'	30'	16'
Front Setback	10'	greater of 35' from center of road or 5' from property line	greater of 50' from center of road or 20' from property line	greater of 80' from center of road or 50' from property line	½ of building height	greater of 80' from center of road or 50' from property line	10'
Side Setback	5'	10' from residential parcels; 20' for structures higher than 20'	20', 50' from parcels zoned residential	10', 50' from parcels zoned residential	½ of building height	10'	10'
Rear Setback	10'	10' from residential parcels ; 20' for structures higher than 20'	20', 50' from parcels zoned residential	10' 50' from parcels zoned residential	½ of building height	10', 2 times bldg. height adjacent to residential and commercial zones	10'

Source: City of Carpinteria, 1993.

The City of Carpinteria is pursuing an ordinance which would permit development of residential-only projects within areas where mixed use development residential is required as a prerequisite for residential development. The net effect of the overlay district will be to provide opportunities for the development of up to 400 housing units within Site 10 that are affordable to very low, low, and moderate income households (up to 200 units through 1999).

Required Parking Spaces. The City's Municipal Code requires the provision of parking for residential uses as identified in Table IV-B. These standards are comparable to parking standards found in most communities.

Table IV-B - Residential Parking Requirements

Residential Type	Parking Requirements
Single Family	2 covered spaces/unit within either a carport or a garage
Multifamily (inc. duplexes)	<p>Studio and 1 bedroom units: one covered space/unit within either a carport or a garage</p> <p>2 or more bedroom units: one covered space/unit within either a carport or a garage, plus one paved, uncovered space/unit</p> <p>Parking spaces are to be located no more than 200 feet from the buildings they serve.</p> <p>Visitor Parking: one space/3 dwelling units</p>
Mobile homes (within parks)	2 spaces on each site (may be tandem), plus one space for each 3 sites for guest parking
Rest homes, family and special care homes, and other group care or congregate facilities	1 space for each 3 beds, plus 1 space per employee

Source: Carpinteria Municipal Code, Title 14, Zoning.

As an indirect land use control, parking regulations do not significantly constrain development. Parking regulations are strictly enforced in the development review process; however, the requirements are easily met. Since residential parking is not zone or acreage dependent, its regulations and enforcement are very clear and concise. Therefore, there is rarely any controversy that arises.

b. Building Code

The City has adopted and enforces the most recent Uniform Building Code, National Electrical Code, Uniform Mechanical Code, and the Uniform Plumbing Code, which ensure that all housing units are built to specified standards. The City of Carpinteria's Building Code is based on the Uniform Building Code (UBC), which determines minimum residential and non-residential construction requirements throughout California. The UBC ensures safe housing, and is not considered a significant constraint to housing production. Carpinteria has altered some sections of the UBC, so that it will better apply to the City's needs. The modifications to the UBC that were adopted to better achieve the City's goals and meet its needs are identified below.

City-Adopted Modifications to the Uniform Building Code

Issuance of Permits. The City has adopted alternative provisions to Chapter 2 of the Uniform Building Code, "Organization and Enforcement." Specifically, these revisions require that, before applying to the City Building Division for a building permit, the applicant shall first submit his plans and specifications to the City Planning Division for a Zone Clearance, indicating compliance with all applicable zoning, subdivision, lot split, and other ordinances administered by the City Planning Division.

After applying for and obtaining a Zone Clearance, and before applying to the Building Division for a building permit, applicants are required to submit plans and specifications to the Building Department and City Engineer for a grading permit, indicating compliance with all applicable grading provisions of the Carpinteria Municipal Code and grading ordinances.

Upon issuance of a zone clearance and a grading permit, applicants submit plans and specifications to the Building Official for plan check. Plans and specifications may be forwarded to other City departments or governmental agencies, as may be needed to ensure compliance with applicable laws, ordinances, and regulations. The Building Official then checks plans and specifications and, if satisfied that the work described in the plans and specifications conforms to the code requirements and other pertinent laws, ordinances, and regulations, and that the required fees have been paid, issues building permits.

When the Building Official issues the permit, it is endorsed in writing or stamped "APPROVED." Such approved plans and specifications are not permitted to be changed, modified, or altered without authorization from the Building Official, and all work is required to be done in accordance with the approved plans. The Building Official is permitted to issue a permit for construction of part of a building or structure before the entire plans and specifications for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent code requirements. In such a case, the holder of the permit proceeds at his own risk without assurance that the permit for the entire building or structure will be granted.

In adopting these provisions, the City Council expressly found that these above revisions were "necessary to meet local conditions in a city where a grading ordinance has been adopted to prevent hazards to buildings and other structures from varying dangerous soil and surface and subsurface rock conditions prevailing in many parts of the city and including, but not limited to, extremely expansive soil, numerous earthquake fault lines, subsurface thermal activity, subsidence, slippage, erosion and rock slides." The City Council further found that the preceding revisions were needed to ensure compliance with the provisions of City use requirements.

Building Permit Fees. Building Permit Fees are paid to the Building Official at the rate fixed by Resolution of the City Council. The determination of value of a structure under the building code is made by the Building Official. The valuation to be used in computing the permit and plan check fees is defined as the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent work or permanent equipment.

Plan Check Fees. Plan check fees are not charged in connection with factory built housing or modules that are listed and labeled by the International Conference of Building Officials or any other approved inspection agency approved by the Building Official.

Plan check fees are fixed by Resolution of the City Council. The Building Official may require that such fees be paid at the time plans and specifications are submitted for checking.

Use of Occupancy. Buildings or structures within Groups A, E, I, H, B, or R Occupancy are not to be used or occupied or permitted to be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof is to be permitted until the Building Official has issued a Certificate of Occupancy.

Minimum Requirements for Certificate of Occupancy. Certificates of Occupancy are not issued nor are utilities connected unless and until the

following minimum requirements have been completed and approved by the Building Official:

- All foundations, framing, roof covering, and exterior and interior wall covering are erected and in place.
- Rooms in which a bathroom is located are separated from food preparation or storage rooms by a tight fitting door.
- All plumbing waste and vent systems, including fixtures, are connected to either an approved private sewage disposal system or a public sewer.
- All plumbing are fixtures connected to and supplied by an approved potable water supply system.
- All gas piping is installed and connected to appliances or properly capped.
- All electrical wiring devices, appliances, and equipment are completely installed or safeguarded and approved.
- All applicable requirements of city ordinances, other involved governmental agencies are met, except such requirements as by their nature are obviously not to be complied with before occupancy, provided a threat to health or safety in the near future is not present.
- In all lot splits and subdivisions, that all of the conditions of approval pertaining to the lot split or subdivision or to the unit thereof currently being improved, if unitized, which are connected with or related to the health and safety of home occupants or of the general public, have been complied with, except such conditions as by their nature are obviously not to be complied with before occupancy, provided a threat to health or safety in the near future is not present.

Certificate Issued. After final building inspection, when it is found that the building or structure complies with the provisions of this code, the Building Official is required to issue a Certificate of Occupancy that contains the following:

- The building permit number.
- The address of the building.
- The name and address of the owner.
- A description of that portion of the building for which the certificate is issued.

- A statement that the described portion of the building complies with the requirements of this code for group and division of occupancy and the use for which the proposed occupancy is classified.
- The name of the Building Official.
- A statement of the use to which each floor may be put and the maximum allowable floor load per square foot therefore in A, E, E, H, B, and R, Division 1 occupancies.

Temporary Certificate. Temporary Certificates of Occupancy may be issued by the Building Official for the use of a portion or portions of a building prior to the completion of the entire building or structure.

Posting. Certificates of Occupancy for Groups A, E, I, H, B, and R Division 1 occupancies are required to be posted in a conspicuous place on the premises, and are not to be removed except by the Building Official.

No Guarantee of Completion. The City's Building Code specifically states that nothing contained in the code, nor the issuance of a Certificate of Occupancy, is to be constructed as a guarantee or warranty to any person for full completion of the building or structure.

The result of these additions and amendments to the Uniform Building Code is a recognition of Carpinteria's unique setting and needs. The amendments described above have molded the UBC to better service the goals of the City of Carpinteria. All of the codes adopted by the City of Carpinteria are strictly enforced, and have been placed into law in order to protect the public health, safety, and welfare.

Like most cities, Carpinteria most often responds to code enforcement problems on a complaint basis. This entails the completion of a field investigation after the submittal of a complaint. If the investigation finds that there is validity in the complaint, the gravity of the problem is determined. The more serious the problem, the more priority the City will give it. The City encourages voluntary compliance through letters and phone calls. The City will also send people out to visit the site and see whether any changes have been made. If this does not meet with success, the City will take more aggressive action through the legal process. There is no indication that code enforcement actions have unnecessarily restricted the use of older buildings or in any way prevented rehabilitation. In this way, the City has maintained safety standards without disrupting the affordable housing stock.

c. Site Improvements

Site improvements typically occur in conjunction with the development of individual parcels and tracts. Through the processing of a development application, various municipal departments, special districts, and utility

companies review the residential development for conformity with development standards. Site improvements in the City of Carpinteria are similar to those of other jurisdictions, and there are no unusual site improvement requirements that increase the cost of housing within the City. Carpinteria maintains consistency with legal requirements that require a nexus between the impacts created by a development project and the conditions of approval that are placed on that development. Thus, although development is required to pay its way in Carpinteria, new development is not required to subsidize improvements required by past development. In cases where oversizing of facilities is necessary to facilitate future development, reimbursement agreements or similar mechanisms are entered into to ensure that developers pay their fair shares of required improvements.

Because the subdivider is reimbursed, the only costs that are incurred are those that benefit the development. Thus, development is not impeded, and the cost of development per unit value is not as great as it would be if developers had to foot the entire infrastructure bill. Even though the site improvement costs are not as high as they could be, they constitute a substantial contribution to the overall cost of housing.

In addition, it is important to analyze the effect that exactions have on housing costs. By definition, an exaction is a large capital improvement included in a project's approval for development (e.g., a park dedication, building a school, etc.). Carpinteria does not generally require large-scale capital improvements to be constructed by project applicants. Instead, the City's development impact fees are intended to finance construction of such facilities. Since the City of Carpinteria does not carry out exactions, they are not a constraint to local development.

d. Development Review and Impact Fees

Development Review Fees

The cost of development review fees and building permits adds to the cost of housing. Tables IV-C and IV-D show the development review fees charged by the City. As shown, fees are designed to recover only actual City costs. It is important to note that the fees charged by the City are designed to recover the full cost of processing the applications, and that the City does not subsidize the development review process.

Table IV-E indicates the manner in which buildings are valued for building permit purposes. Actual valuation is determined by multiplying the per square foot valuation identified in Table IV-F by the square footage of the structure.

Development fees in Carpinteria are based on actual City costs. To ensure that City fees do not exceed actual costs, Carpinteria retained the services of Management Services Institute (MSI) to perform a revenue and cost analysis, and to develop a computerized cost distribution and cost control system for the City and each of its fee supported or supportable services.¹ The purpose of that study was to ensure implementation of the provisions of State law, to ensure the City's financial ability to maintain services at previously established levels of service, and to maintain effective management control over all City services. As part of this effort, analysis was undertaken to identify the beneficiary of services, and to ensure a relationship between those who pay for services and those who receive benefits. Carpinteria's current fee schedule is a result of that analysis.

Table IV-C - Development Review Fees

Development Permit	Deposit	Fee or Charge
General Plan Amendment Review (Text)	3,950.00	Actual Cost
General Plan Amendment Review (Map)	2,550.00	Actual Cost
Coastal Plan Amendment Review (Text)	3,950.00	Actual Cost
Coastal Plan Amendment Review (Map)	2,550.00	Actual Cost
Zone Change Amendment Review (Text)	4,900.00	Actual Cost
Zone Change Amendment Review (Map)	3,800.00	Actual Cost
Architectural Review	340.00	Actual Cost
Tentative Tract Map Review	3,200.00	Actual Cost
Tentative Parcel Map Review	1,750.00	Actual Cost
Preliminary Concept Review	1,600.00	Actual Cost
Development Plan Review (3 units or less)	1,600.00	Actual Cost
Development Plan Review (4 units or more)	2,500.00	Actual Cost
Coastal Development Permit Review (Administrative)	390.00	Actual Cost
Coastal Development Permit Review (Discretionary)	590.00	Actual Cost
Parks (per unit)	500.00	500.00
Initial Environmental Study	930.00	Actual Cost
Mitigated Neg. Dec. or Environmental Review	1,800.00	Actual Cost
EIR Staff Review	6,400.00	Actual Cost

Source: City of Carpinteria, 1993.

¹ Management Services Institute, *Development Impact Fee Report for the City of Carpinteria, California*, July 1993.

Table IV-D - Building, Grading, and Engineering Plan Check Fees

Permit Type	Deposit	Fee or Charge
Building Plan Check and Inspection: Owner-Occupied Single Family		50% of Actual Cost
Building Plan Check: Other		Actual Cost
Grading Plan Review and Inspection:		
Engineering Permit to \$1,000	400.00	Actual Cost
Engineering Permit to \$2,000	700.00	Actual Cost
Engineering Permit to \$5,000	1,100.00	Actual Cost
Engineering Permit to \$7,500	1,400.00	Actual Cost
Engineering Permit to \$15,000	2,000.00	Actual Cost
Engineering Permit to \$25,000	2,500.00	Actual Cost
Engineering Permit to \$50,000	3,000.00	Actual Cost
Engineering Permit Over \$50,000	3,500.00	Actual Cost
Final Parcel Map Review	3,500.00	Actual Cost
Final Tract Map Review	2,500.00	Actual Cost
Engineering Plan Check	830.00	Actual Cost
Engineering Inspection		
Engineering Permit to \$1,000	400.00	Actual Cost
Engineering Permit to \$2,000	700.00	Actual Cost
Engineering Permit to \$5,000	1,100.00	Actual Cost
Engineering Permit to \$7,500	1,400.00	Actual Cost
Engineering Permit to \$15,000	2,000.00	Actual Cost
Engineering Permit to \$25,000	2,500.00	Actual Cost
Engineering Permit to \$50,000	3,000.00	Actual Cost
Engineering Permit Over \$50,000	3,500.00	Actual Cost

Source: City of Carpinteria, 1994

Table IV-E - Building Valuation Data

Occupancy and Type	Cost per Square Foot
Apartment Houses	
Type I FR or II FR	\$79.00
Type V - Masonry (or Type III)	\$65.00
Type V - Wood Frame (Typical Apt.)	\$58.00
Type I FR - Basement Garage	\$27.00
Dwellings	
Type V - Masonry	\$71.00
Type V - Wood Frame	\$60.00
Type V - Wood Frame over 2,500 Sq. Ft.	\$68.00
Basements - finished	\$27.00
Basements - unfinished	\$13.00
Foundation	10% of these depending on type
Home for the Elderly	
Type I or II FR	\$75.80
Type II - 1-Hour	\$60.70
Type II - N	\$57.80
Type III - 1-Hour	\$63.56
Type III - N	\$60.50
Type V - 1-Hour	\$60.40
Type V - N	\$57.50

Source: City of Carpinteria, 1993.

Development Impact Fees

In addition to analyzing City fees, MSI conducted an analysis of Carpinteria's capital improvement needs and methods for financing needed improvements.¹ The Master Facility Plan that was prepared as part of this effort represents a long-range program to identify and recognize the entirety of infrastructure and physical plant needs required to meet the service demands of the City. The Plan includes detailed descriptions for each infrastructure/physical plant project, expenditure summaries for each major project category, and a master summary of proposed expenditures and potential revenue sources to finance these projects. Table IV-F summarizes the Costs and Revenues Described in the Master Facility Plan.

As can be seen from Table IV-F, the major capital facilities needed by the City of Carpinteria relate to traffic improvements, including streets and highway interchange improvements. Specific major projects include the following:

- Street resurfacing and reconstruction: \$6,000,000 (0 percent from new development)
- Widening of Carpinteria Avenue between Santa Ynez and Casitas Pass: \$1,600,000 (100 percent from new development)
- Reconstruction of Linden Avenue \$1,250,000 (0 percent from new development)
- Bailard Avenue/U.S. 101 Interchange: \$3,836,000 (50 percent from new development)
- Casitas Pass/U.S. 101 Interchange: \$5,064,000 (0 percent from new development)
- Linden Avenue/U.S. 101 Interchange: \$6,087,000 (50 percent from new development)
- Bridge Improvement - Santa Ynez at U.S. 101: \$2,600,000 (100 percent from new development)
- Bridge Improvement - Carpinteria Avenue at Carpinteria Creek: \$1,600,000 (100 percent from new development).

¹ Management Services Institute, *Development Impact Fee Report for the City of Carpinteria, California*, July 1993.

Ibid., *Master Facility Plan for the City of Carpinteria, California*, July 1993.

Table IV-F - Summary of Project Capital Costs and Revenues

	Estimated Total	1993-1994	1994-1995	1995-1996	1996-1997	1997-1998	1998-99 to 2002-03	2003-04 to 2012-13
Summary of Capital Facility Projects								
Streets & Roadways	\$13,335,000	\$700,000	\$325,000	\$510,000	\$450,000	\$300,000	\$8,050,000	\$3,000,000
Highway Interchanges & Bridges	\$25,137,000	\$0	\$0	\$0	\$0	\$0	\$25,137,000	\$0
Traffic Control Facilities	\$340,000	\$0	\$0	\$0	\$0	\$0	\$340,000	\$0
Parks and Recreation Facilities	\$3,727,000	\$20,000	\$1,355,000	\$90,000	\$55,000	\$32,000	\$1,350,000	\$825,000
Storm Drain Facilities	\$1,975,000	\$70,000	\$30,000	\$275,000	\$0	\$0	\$350,000	\$1,250,000
General City Facilities	\$4,335,000	\$0	\$35,000	\$0	\$0	\$0	\$4,100,000	\$200,000
Total Costs - All Projects	\$48,849,000	\$790,000	\$1,745,000	\$875,000	\$505,000	\$332,000	\$39,327,000	\$5,275,000
Summary of Revenue Sources								
Measure "D" Funds	\$17,996,000	\$340,000	\$300,000	\$387,500	\$375,000	\$300,000	\$13,293,500	\$3,000,000
Caltrans	\$272,500	\$260,000		\$12,500				
Assessment Districts	\$2,650,000	\$170,000	\$55,000	\$185,000	\$75,000		\$1,900,000	\$265,000
Tidelands Trust	\$36,500			\$24,500		\$12,000		
Coastal Conservancy	\$1,300,000		\$1,300,000					
Development Impact Fees	\$20,271,000		\$21,000	\$221,000	\$10,500		\$18,383,500	\$1,635,000
General Fund/Unknown	\$6,323,000	\$20,000	\$69,000	\$44,500	\$44,500	\$20,000	\$5,750,000	\$375,000
Total Funding - All Sources	\$48,849,000	\$790,000	\$1,745,000	\$875,000	\$505,000	\$332,000	\$39,327,000	\$5,275,000

Source: Management Service Institute, *Master Facility Plan for the City of Carpinteria, California*, July 1993.

Costs for the above improvements were allocated on the basis of projected trip generation. Thus, uses that have low traffic rates have lower fees. Another major costs to new development is the acquisition and construction of a new community center (\$4 million of which \$1.2 million, or 30 percent, is allocated to new development). In addition to the costs of constructing the facilities identified in the *Master Facility Plan*, the City's Development Impact Fee calculates fees for Law Enforcement, Facilities, Equipment, Training, and General Facilities and Equipment. Development Impact Fees for residential development are identified in Table IV-G.

Table IV-G - Summary of Residential Development Impact Fees

Type of Development	Fee	Fee Basis
Single Family Residential	\$5,968	Per Unit
Multiple Family Residential	\$3,658	Per Unit
Mobile Homes	\$3,624	Per Unit
Congregate Care Facility	\$1,960,000	Per Facility

Source: Management Services Institute, *Development Impact Fee Report for the City of Carpinteria, California*, July 1993.

Each of the development impact fees being charged by the City of Carpinteria was determined by the City Council to be necessary in order to extend the levels of service now provided to Carpinteria residents to future residents. In providing facilities for future development, the City's development fees implement the following philosophy:

- New development should pay for itself; existing residents should not subsidize new development.
- New development should be required to pay for facilities only to the extent that there is a reasonable relationship between the needs created by the new development and the public facility and costs for which the fee is being collected.

e. Development Review Processing

Although the low interest rates of recent years have reduced the effect of development review time on ultimate housing costs, they are nevertheless an important factor. Not only does a lengthy development review process entail costs for interest carry, it also increases the level of risk that a developer must take in purchasing and developing land, thus increasing the cost of the residential development. If the development review process is lengthy and risky, landowners may demand greater amounts of cash up front from developers to make up for the length of time a property must be tied up

before an escrow can be closed. In addition, if the level of uncertainty is great enough, there is a substantial disincentive to develop.

Carpinteria's permit processing times have improved in recent years because there is currently no backlog of permits awaiting approval by the Planning Commission and City Council. Table IV-H outlines the City's development review process. Currently, projects requiring City Council review, such as a residential tract map or change of zone, take approximately ten months. If an Environmental Impact Report (EIR) is required for the project, this process of environmental review often takes approximately five to six additional months.

If a project does not necessitate an EIR, zone change, or Residential Tract Map, it can generally be reviewed and, if consistent with City requirements, be approved within about two months.

After the plans get a zoning clearance, they are submitted to the City's Building Inspector. Depending on the size and difficulty of the project, review of building plans could take anywhere from two weeks for a single family residence to over two months for a larger and more complex development. If the plans are too large or too complex for the City Building Inspector to review in an efficient manner, they are submitted to the County for review.

The City of Carpinteria has a very active populace when it comes to the development review process. Proposed developments receive close scrutiny by the public, which sometimes can lengthen the time it takes to bring a development project to final action. However, this public review also has great value in ensuring that the community understands the project proposal, and that potential problems are worked out *before* rather than *after* the project is constructed.

f. Design Review

Carpinteria's Architectural Review Board (ARB), the Planning Commission, and the City Council all have a design review function. If any project includes an addition that is greater than 100 square feet, it is subject to design review by the ARB. If a development project requires a Conditional Use Permit, or if it is proposed within a PUD or PRD zone, it must be also be reviewed by the Planning Commission during its hearings on the overall project. If a project requires a zone change, amendments to the General Plan, or tract map, the project must be reviewed by the ARB, as well as the Planning Commission and City Council during their review of the overall project.

Table IV-H - City of Carpinteria Development Review Process

1. ***Project Design.*** Potential applicants are encouraged to consult with staff to identify requirements affecting the project, permits that might be needed, and project fees. Ordinances, zoning maps, application forms, fee schedules, and informational handouts readily available at the public counter and for purchase.
2. ***Concept Plan/Pre-Application Review.*** Prior to formal application, City staff is available to review proposed applications and determine whether any additional information is necessary.
3. ***Application Filing.*** Applications are submitted at the public counter. City staff reviews the application to make sure that it is complete. Incomplete applications are not accepted.
4. ***Application Review.*** Within 30 days of filing, a formal review of the application is completed. If needed, a written request for additional information is sent to the applicant.
5. ***Environmental Review.*** Concurrent with the application review, staff reviews the application to determine if it is exempt from the California Environmental Quality Act (CEQA). If it is not exempt, the City's Environmental Review Committee determines whether the project might have significant environmental effects, and the extent to which mitigation measures can be implemented to avoid those impacts. Appropriate environmental documents (Negative Declaration, Mitigated Negative Declaration, or EIR) are then prepared.
6. ***Staff Review of Project.*** Following a determination that the application is complete, the project is reviewed by City departments having review authority. Following staff review, a written report is prepared. To the extent possible, City staff works with individual applicants to resolve project related issues early in the review.
7. ***Architectural Review Board.*** Prior to Planning Commission review, applicants are required to apply for review of site plans, building elevations, landscape plans, and signs by the Architectural Review Board.
8. ***Planning Commission Review.*** Once staff review is complete, projects requiring Planning Commission review are scheduled for public hearing. The Planning Commission, which meets once each month, may (1) approve the project with or without conditions, (2) deny the request, or (3) continue the hearing to another date.
9. ***Appeals to the City Council.*** Actions of the Planning Commission may be appealed to the City Council.
10. ***City Council Action.*** The Council acts on cases involving a change of zone, tentative tract maps, or Amendments to the General Plan. Cases are typically reviewed by the Council within three to four weeks of the Planning Commission's recommendation.
11. ***Appeals to the Coastal Commission.*** City action on any project within the coastal appeals overlay district may be appealed to the Coastal Commission.

Source: City of Carpinteria, 1994.

Design review requirements are sometimes viewed as impediments to the development of housing. The City of Carpinteria's design review function is relatively "low key," and is geared to ensure the compatibility of a proposed development project with the surrounding neighborhood, not to place undue restrictions on construction. In particular, the design review process aims to visually integrate new development with existing uses, and to implement the provisions of the California Coastal Act related to maintaining views of the ocean.

g. *Availability and Capacity of Public Services and Infrastructure*

Resource availability and infrastructure capacity have been of great concern to the citizens of Carpinteria, and have been among the parameters within which both residential and commercial development potential in the City have been established. Resources such as water availability, traffic capacity, air quality, and vacant land are particularly relevant to the development of housing.

Water

Water is a valuable resource that, although wisely managed, is still a constraint. Potable water is a precious commodity in all of Santa Barbara County. City residents depend on water supplied by the Carpinteria County Water District (CCWD). This dependence on local water sources has resulted in an inconsistent supply of water, including shortages during times of drought. In addition, urban and agricultural uses in the Carpinteria area compete for limited local groundwater supplies, although some agricultural interests have argued that the City of Carpinteria should not be approving new development.¹

The majority of surface water utilized by the City of Carpinteria through the Carpinteria County Water District is received from Lake Cachuma. Because of drought conditions, the operating yield of the reservoir was reduced in February 1992 from 29,100 to 25,715 acre feet per year, which resulted in a decrease in the District's basic contractual entitlement to annual delivery of 2,812 acre feet of water. However, due to significant rains received in the watershed during the 1992-1993 winter, a moratorium on new water connections was lifted, and the District's full allotment of water from Lake Cachuma was restored to its normal level of 3,381 acre-feet per year (Norm Cota, Carpinteria County Water District, personal communication, September 1993). According to the Santa Barbara County Resource Management Department (revised January 1991), the long-term yield to the District will be less than that stated above, approximately 3,201 acre-feet per year. In nor-

¹ Letter from Ms. Rosann Stegall, representing Rancho Monte Allegre, cited in *Carpinteria Bluffs EIR 93-700*, Appendix B, Pg.78.

mal years, Lake Cachuma represents approximately 55 percent of the total water utilized by the District. Generally, water from Lake Cachuma is cheaper than groundwater, due to the pumping costs for groundwater.

Approximately 45 percent of the total water supply to the Carpinteria County Water District is comprised of groundwater. Five Carpinteria County Water District wells located throughout the central part of the District and drawing from the Carpinteria Groundwater Basin played a key role during the drought because of cutbacks in surface water supplies. During the drought, groundwater supplies made up as much as 70 percent of the District's water sources (Norm Cota, Carpinteria County Water District, personal communication, September 1993). Recent studies have estimated the perennial safe annual yield of the Carpinteria Groundwater Basin at 5,000 acre feet per year; however, the Carpinteria County Water District does not control all of the basin. Rather, the District has a maximum appropriation of 4,294 acre-feet per year (Letter from the Resource Management Department, County of Santa Barbara, revised January 1991), but not all of this appropriation is being utilized by the District. While the groundwater basin has not been adjudicated, the District is the "first in time" appropriator. At the present time, there are no artificial recharge programs underway in this basin.

Recently, voters in the Carpinteria County Water District approved a measure to obtain as much as 2,000 acre-feet of State Water Project water, which is estimated to be available for use in late 1996. It is unclear at this time whether this water will be used as reserve supply or for recharging groundwater has been suggested. Once obtained, this water will require treatment at one of several water treatment facilities in the area.

According to calculations which were based upon zoning in the City at the time (Resource Management Department, Santa Barbara County, January 1991 and Interface Planning and Consultation Corporation, July, 1990), the total water demand at build out of the District will be approximately 8,249.4 acre-feet per year. The recently approved Carpinteria Bluffs Local Coastal Plan/General Plan Amendment reduces this amount to 8,244.6 acre-feet annually.

In addition, in January 1993, the Carpinteria City Council passed Resolution No. 3065, entitled "Water Resource Management and Implementation Program." This program applies to any proposals requiring a development program, conditional use permit, tentative subdivision map or tentative parcel map, and requires applicants for any of these land use proposals to demonstrate that the subject proposal has a sufficient water supply. Two requirements of this program are a historical water use survey (no earlier than between 1984-1989), and an inventory of existing water uses of the site, which are presented in the following paragraph.

According to the Carpinteria County Water District Water Shortage Contingency Plan, the projected worst case water supply from 1991 through 1995 indicated no shortage, or that, despite the water shortages projected at the

time, the District would still be able to meet projected demand (reduced by water conservation measures). However, based on substantial rains in 1992-1993 and the lifting of most water sanctions, the Carpinteria County Water District anticipates that it now has enough water to supply its accounts at normal levels (i.e., pre-drought levels) through 1999 (Norm Cota, Carpinteria County Water District, personal communication, September 1993).

Thus, the total amount of water per year available to the Carpinteria County Water District in the long-term is the sum of that available from Lake Cachuma (3,201 acre-feet) and the maximum safely available from District groundwater wells (4,294 acre-feet), for a total of 7,495 acre-feet. This total does not include the 2,000 acre-feet per year that will be available in 1996 from the State Water Project. When this amount is added to the total, the maximum total water available to Carpinteria County Water District is 9,495 acre-feet per year starting in 1996.

Policy 12-2 of the City's Local Coastal Plan states the "existing water supply of the Carpinteria County Water District (7,541 AFY...) shall be divided between the County and City of Carpinteria on the basis of historical use; 30 percent (2,262 AFY) shall be allocated for use within the City and 70 percent shall be allocated for use in the County." The LCP also commits the City to development of a resource management program through which the City's uncommitted water surplus can be allocated to priority uses, including, but not limited to, housing, public and commercial recreation, public-serving commercial, other commercial, and light industry.

Because the 70/30 split of available water supplies contained in the existing LCP policy was based on *historical* water use, rather than *projected* water needs, it did not provide for build out of the City's existing coastal land use plan or General Plan land use map. As a result, water use in Carpinteria currently exceeds the City's 30 percent allocation under the local coastal plan.

As noted above, with the import of State Water Project supplies, there will be adequate water available to meet projected urban and agricultural water demands within the Carpinteria County Water District's service area. A recent amendment to the County's General Plan Conservation Element confirms that water demand within the unincorporated portion of the Carpinteria groundwater basin is below projected levels, and that total water usage does not exceed the safe yield of the groundwater basin.

Based on implementation of water conservation measures, along with import of State water supplies and documentation from the District that adequate water is available to serve individual developments, water is believed not to be a significant constraint on meeting housing needs through 1999.

Traffic Capacity

The City of Carpinteria's traffic impact threshold is level of service C (volume/capacity ratio of 0.77). This threshold has been adopted as part of the Circulation Element of the General Plan. There are currently no intersections within the City having lower than a level of service B rating. As identified in the *Master Facility Plan* and *Development Impact Fee Report* prepared by the MSI, major roadway improvements are needed to support long-term growth within Carpinteria (see Table IV-F and the discussion of development impact fees).

3. California Coastal Act

The California Coastal Act establishes clear priorities for the use of land within the State's coastal zone, within which all of the City of Carpinteria is located. Section 30222 of the Coastal Act states:

"The use of private lands for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry."

Thus, residential development is a medium, not a high, priority for use within the coastal zone. Although the California Coastal Act certainly does not discourage or prevent residential development, it does present a constraint for the City of Carpinteria. As stated in Chapter III, the majority of land currently available for residential development within Carpinteria lies within the City's non-residential zones. As a means of making more land available for residential development, Carpinteria has pursued revising the City's non-residential zones to permit residential use as a primary or sole land use. Because this would permit lands now committed to commercial uses and visitor-serving commercial uses in particular (which are a higher priority on the Coastal Act than residential), to be used for the development of housing, Coastal Commission staff has been reluctant to recommend approval of the City's proposed ordinance revisions.

As the result of City's Local Coastal Plan and General Plan Amendment action on the Carpinteria Bluffs, which significantly increased opportunities for visitor-serving development within that area, the Coastal Commission staff modified its position on revisions to the City's mixed use ordinance. Following meetings with Coastal Commission staff, as well as joint meetings between the City and the staffs of the Coastal Commission and Department of Housing and Community Development, a compromise has been reached which would permit a residential overlay district to be created and applied to the central portion of the City. The residential overlay district would permit new residential-only development in areas which now require mixed use development as a prerequisite for residential development. The

compromise ordinance would require that a new residential-only development not result in a net reduction of commercial development, thus prohibiting the removal of existing commercial development in favor of new residential development. The net effect of the overlay district will be to provide opportunities for the development of up to 400 housing units that are affordable to very low, low, and moderate income households in a manner consistent with Coastal Act land use priorities.

4. *Redevelopment Authority*

Under State law, local cities have the ability to form redevelopment project areas to alleviate blight within the community. By capturing the incremental increases in property which result from improving blighted area, redevelopment agencies are able to finance their activities. A "set-aside" of 20 percent of these tax increments is required for low and moderate income housing programs. These set-aside funds are a major source of local revenue for housing programs. As the result of past public controversies (unrelated to housing) which arose regarding establishing a redevelopment project area, Carpinteria decided to forego setting up a redevelopment agency and using tax increment financing. Thus, the City is without a major housing program financing tool.

5. *Regional Air Quality Management Planning*

Carpinteria is in a portion of the South Central Coast Air Basin under the jurisdiction of the Santa Barbara Air County Pollution Control District. The District regulates air quality through its permit authority over most types of stationary emission sources and through its planning and review activities.

The December 1991 "Draft Final Air Quality Attainment Plan (AQAP)" is the Santa Barbara County Air Pollution Control District's plan to bring Santa Barbara County into compliance with the State ambient air quality standard for ozone. It is also expected that this plan will meet the Federal Clean Air Act requirements for federal non-attainment ozone areas. Since the 1989 Plan (which was prepared to demonstrate compliance with the federal ozone standard in south Santa Barbara County), the EPA has expanded the non-attainment ozone area from the south county to countywide in response to the regional nature of ozone formation. The 1991 Air Quality Attainment Plan will act as the State Implementation Plan submittal for both south and north Santa Barbara County.

Chapter 7 of the 1991 Air Quality Attainment Plan states, "Determination of project consistency with any adopted environmental plan is usually made by the jurisdiction with primary permitting authority over a proposed project." Therefore, it is the responsibility of the Lead Agency to determine whether or not the Housing Element update and future residential development consistent with the Housing Element are consistent with the 1991 Plan. Control

Measure T-2, the Indirect Source Review Program, indicates that the Air Pollution Control District will develop and adopt guidelines with each jurisdiction to quantify and mitigate project-related transportation and air quality impacts and to determine consistency with the 1991 AQAP.

At this point, the City of Carpinteria has not developed specific consistency guidelines. However, the Air Pollution Control District has indicated that "A comparison of the City's General Plan and the projections in *Forecast '94* for the City of Carpinteria is needed for the consistency determination."

One of the critical factors underlying the function of the AQAP is a series of projections, based on information from *Forecast '89*, which has since been updated as *Forecast '94*. The Regional Housing Needs Plan, which is the required basis for the Housing Element's determination of the minimum level of new housing to be provided for households of all economic levels, projects a higher level of household growth than is projected in *Forecast '94*. Thus, in order to meet required goals under Housing Element law, the City needs to encourage residential growth in excess of *Forecast '94*. This means that the City cannot meet housing production objectives without approving residential development that is inconsistent with the regional Air Quality Attainment Plan.

6. *Federal Tax Policy*

Until 1986, owners of rental housing received substantial tax benefits from passive activity losses. Passive activity losses for multifamily dwellings occur when rental property operating expenses exceed rental income. Prior to 1986, rental property owners could use these losses to offset active income. However, the 1986 Tax Reform Act eliminated this form of tax shelter for high income earners. This change in the law has significantly reduced the incentive for investment in multiple family housing, affordable or market rate. Although this is a governmental constraint to the development of housing, it is not a local governmental constraint; therefore, the City can only take action to support federal legislation that would create new incentives for the construction and ownership of rental property.

C. *NON-GOVERNMENTAL CONSTRAINTS*

This section analyzes the non-governmental constraints to the production of affordable housing. These constraints do not result from governmental policy and regulation, but from the forces of the housing market and the environment within which Carpinteria is located. The City has a limited ability to influence these factors.

Market oriented constraints consist of three major factors: land costs, construction costs, and financing. Land costs are affected by a number of factors that are primarily regional in scale, including the attractiveness and

desirability of an area for residential use, its proximity to employment centers with high paying jobs, and the level of high demand relative to the supply of housing and available development parcels. Construction and financing costs are also determined at the regional, State, and national levels by a variety of private and public actions not controlled by the City.

1. Land Costs

The main determinants of land value are location, zoning, and size, as well as supply and demand. Land that is located on a beach front property zoned for residential use will be more valuable and, therefore, more expensive, than a remote piece of land that is zoned for agricultural use. Carpinteria is located in a very desirable coastal area, which has displayed a high demand on housing regardless of the extent of local controls. The City's proximity to Santa Barbara and high housing costs in that community also result in high local land costs for new housing and high resale prices for existing housing.

When contacted in the summer of 1993, Surf Realty in Carpinteria reported that there were no single family residential lots for sale in Carpinteria. If such a lot were available, they indicated that its minimum price would be \$175,000. Judy Uehler, from Murphy King Realty in Carpinteria, reported that an average single family residential lot would sell for about \$200,000 in Carpinteria. Raul Baez from the County Assessor's Office confirmed that "single family residential lots cost between \$175,000 and \$200,000." When dealing with multi-unit developments, he said, "The land costs for multi-unit developments are more in the neighborhood of \$50,000 to \$75,000, depending on the location. If it is beach front property, multi-unit land costs could be as high as \$175,000 per unit.

2. Construction Costs

Construction costs are those that are incurred in the actual construction of a housing unit, and are affected by material costs, labor costs, the complexity of building on the chosen site, and the level of amenities built into the unit. Construction costs have increased sharply in the last ten years, and that has obviously increased the cost of new housing. In particular, the cost of lumber products has risen precipitously. However, it is important to note that the increase in materials and construction costs that has occurred in Carpinteria is similar to increases occurring throughout the State.

The City contacted two firms involved in constructing projects in Carpinteria. The Richard Bialosky Architectural Firm in Carpinteria stated that two bedroom, affordable flats cost around \$52 per square foot. Luxury condos, he stated, run around \$72 per square foot. Dennis Mitchum with the Ken Jones Company said that, including building permit fees, costs are: luxury custom homes, \$100 per square foot; luxury townhouses, low \$70s per square foot; middle-class, first time and move-up homes, mid \$50s per square

foot; and for entry level/affordable housing, \$43-\$45 per square foot. These costs are similar to other areas within Santa Barbara County and the State.

3. *Financing Costs*

The cost of borrowing money for the planning and construction of a development is a major component of the selling price of a home, and is the largest component of housing costs when both construction and long-term financing are considered. Interest rates for construction loans, as well as mortgage rates, tend to be tied to the prime rate. (The prime rate is the interest rate at which banks loan money to their best corporate clients.) As a general rule, construction loans are two percentage points above the prime rate. This was confirmed by the loan department of Wells Fargo in Carpinteria. Though it is subject to daily changes, as of August 16, 1993, the prime rate was 6.0 percent. The cost of financing development is, in general, controlled by events at the national or State level. Federal credit regulations, recessions, and bank loan policies are just a few of the factors that affect these financing costs. These are costs over which the City has no control.

In the downturn of the early 1980s, high interest rates were a significant constraint on the production and affordability of housing. Starting in the mid-1980s, interest rates edged downwards, reaching 20 year lows in the early 1990s. However, low interest rates failed to overcome a general economic downturn, even though the constraints caused by high interest rates are non-existent. In recent months, interest rates have begun inching upwards as the result of actions taken by the federal reserve. As rates climb, the number of households that can afford to purchase new housing will narrow.

4. *Other Factors*

Aside from the regulatory barriers that can delay and drive up the cost of new construction or rehabilitation, community attitudes can also effectively prevent the development of affordable housing. In many communities, current residents call upon public officials to employ zoning or subdivision ordinances, building codes, and permit procedures to prevent development or slow the rate of growth. In many communities, concerns that new development will threaten the area's quality of life are related to strains that new development has placed on roadways, public services, and municipal facilities. Such concerns can sometimes be overcome through infrastructure and public service improvements.

However, in other communities, such as Carpinteria, residents perceive that new development will result in unacceptable impacts on significant environmental features, a loss of the small town character they sought in moving to the community, significant adverse air quality impacts, and/or loss of valuable agricultural lands. In some cases, mitigation is available for such

V. REVIEW OF EXISTING HOUSING EFFORTS

A. CURRENT PROGRAMS

This section outlines existing and formerly proposed housing programs. The County Public Housing Authority operates the Public Housing Assistance Program in Carpinteria. Contracts for approximately 115 units of Section 8 rental housing assistance are now in effect within the City. Approximately 85 of these units are for one and two person households, predominantly elderly, and the remaining are for larger households (three to six persons). Over 90 percent are housed in one and two bedroom units.

Over the last ten years, there has been a decline in Section 8 assisted rental housing in Carpinteria. In 1981, approximately 150 units were assisted. However, due to increasing rents and reduced federal subsidies, a decline in assistance has occurred. The demand for this program has not diminished, however, and the waiting list for this program is lengthy. The County Housing Authority has extensive *technical* resources that it could use to help Carpinteria address its housing problems. Unfortunately the Housing Authority's *financial* resources are restricted due to federal budget limits. The Housing Authority's ability to develop new housing projects is limited, and Carpinteria has no traditional public housing projects in the City. Instead, Carpinteria relies on Section 8 rental assistance. Recently, the Santa Barbara County Housing Authority has completed a Comprehensive Housing Strategy to enable it to improve local services in recognition of its financial limitations.

B. REVIEW OF THE 1981 HOUSING ELEMENT

The City has had some success in implementing the Goals, Policies, Objectives, and Programs of the previous 1981 Housing Element. The City has participated in the activities of the South Coast Housing Issues Groups (SCHIG), which has assisted the City in providing housing information in both English and Spanish. The City approved the construction and occupancy of over 1,000 units in the ten year period between 1980 and 1990. Some of this housing has been affordable, family oriented, and oriented to seniors, although the City has fallen short of the fair share goals adopted in the 1981 element. New ordinances related to: (1) Residential Rental Demolition and Replacement, and (2) Residential Second Dwelling Units have been implemented, but with mixed results. In 1982, pursuant to Article 34, Carpinteria voters approved construction for 100 public housing units, but these units were not ultimately constructed. A few mixed use projects, totaling 16 dwelling units, have been built. The City has also approved development projects with density bonuses for affordable housing, included affordable units within the projects, and approved projects that have contributed in-lieu fees for affordable units in other locations. The City has also continued mobile home rent control support.

Many of the implementing actions that were proposed to carry out the goals of the policies in the 1981 Housing Element, however, were not implemented. Due to the broad, goal oriented nature of Housing Elements prepared in the early 1980s, the City of Carpinteria, as did many communities of the time, listed many policies and actions without detailed plans for implementation. In the absence of detailed implementation plans, programs tended to be overly ambitious. Due to severe under staffing and lack of resources, even many of the actions that did have concrete implementation plans could not be implemented.

Listed below are all of the policies that were included in the 1981 Housing Element, along with their implementing actions, and whether the action was implemented. For action that was undertaken, examples are given where appropriate. If the action was not undertaken, the reason is provided.

1. *Housing Opportunity/Accessibility*

Policy 1

The City shall promote equal opportunity in housing and encourage housing opportunities for households with special housing needs.

Implementing Action 1.1

Periodically publish flyers/pamphlets summarizing housing related activities and/or programs being offered. All information shall be available in both English and Spanish, and shall be distributed throughout appropriate locations in the City.

Implementation Status. Not implemented.

Reasons. For lack of resources and a priority ranking of 2¹, the City did not carry out this action.

Implementing Action 1.2

Encourage the provision of housing opportunities for families with children whenever possible in future manufactured housing and multiple unit developments by reviewing development proposals with attention to the provision of adequate play areas, a mixture of styles and sizes of units, etc.

¹ Implementing actions in the 1981 Housing Element were given relative priority rankings of 1 through 3, with 1 being the highest priority.

Implementation Status. Implemented.

Examples. There is no manufactured housing, but there are several affordable multiple unit developments that allow for housing opportunities for families with children that were developed subsequent to the 1981 Housing Element, including the following:

- The Meadows. Developed by The Serena Company, this project includes 46 single family units and a pool area for children to play in.
- SeaCoast Village. Developed by Pegasus Development, this project includes 54 single family homes, a pool, and a small common area. Children have front and back yards to play in, and the development resides right next to the City's El Carro Park, which provides a great play area without requiring the children to cross any main thoroughfares for access. This is due to the design of the community with cul-de-sacs and only one main entry. The park lies adjacent to one of the cul-de-sacs.
- Beachwalk. Developed by Raznick and Sons, 60 units cater to couples and families with children. There is a pool area that fills up with children in the late afternoon when children are out of school and working parents return.
- Other projects that cater to families are Beachwalk and Franciscan Village.

Implementing Action 1.3

Pursue the feasibility of expanding to Carpinteria the share a house program for the elderly that is presently being sponsored in the City of Santa Barbara, using the City Community Development Block Grant (CDBG) funds by two non-profit agencies (Family Services Agency and Community Resources Information Service). This is an eligible CDBG program and an eligible Revenue Sharing Program, and could be considered for CDBG funding in Carpinteria, depending on the results of the pilot program that is currently getting underway in Santa Barbara and whether a demonstrated need for such a program exists.

Implementation Status. Not implemented.

Reasons. This program was not undertaken due to the lack of resources, under staffing, and a priority ranking of 3 for this action. In fact, the City of Carpinteria has yet to apply for or use CDBG monies. In addition, the Revenue Sharing Program was terminated.

Implementing Action 1.4

Encourage shared equity arrangements whereby an investor(s) shares in the equity of a home with the resident-owner. Such an arrangement would be, for example, when an elderly homeowner who no longer wants to assume all of the responsibilities of ownership, sells a portion or all of the equity in the home while retaining the right of occupancy to that home.

Implementation Status. Not Implemented.

Reasons. The City was to encourage local realty companies to support and facilitate such arrangements, as necessary. With the lack of staffing and resources available, and a priority ranking of 2, the City was unable to accomplish more than nominal encouragement of the realty companies. No such arrangements resulted from the City's efforts.

Policy 2

Accessibility to the physically handicapped in new residential development and housing to be rehabilitated shall be strongly encouraged.

Implementing Action 2.1

Amend City Building Code to conform to the new section of the 1979 Uniform Building Code (Section 1213) requiring entrance accessibility in new buildings containing more than 20 dwelling units. One unit shall be accessible to the handicapped in buildings of 21 to 99 units plus one additional accessible unit for each additional hundred units.

Implementation Status. Implemented. This requirement is now part of the City's Building Code.

2. *Preservation of Existing Housing Stock*

Policy 3

The City shall continue and expand existing voluntary rehabilitation programs that leverage private capital participation and protect residential opportunities for low and moderate income residents.

Implementing Action 3.1

Continue the assisted residential rehabilitation loan program.

Implementation Status. Not implemented.

Reasons. The City did not have the resources to apply for CDBG funding or to manage implementation of this program.

Implementing Action 3.2

Pursue the feasibility of expanding the use of rehabilitation loan program funds for mobile home rehabilitation.

Implementation Status. Not implemented.

Reasons. As above, the City never explored the funding for this, i.e., the CDBG program.

Policy 4

The City shall actively pursue strengthening of code enforcement/housing inspection programs.

Implementing Action 4.1

Develop an ordinance to implement the requirements of Section 17299 of the Revenue and Taxation Code, which prohibits a taxpayer who derives rental income from substandard housing from receiving income tax deductions for interest, taxes, depreciation or amortization paid or incurred with respect to the substandard housing. Such an ordinance would authorize the Community Development Department to notify the Franchise Tax Board if a taxpayer has not brought a property into compliance with applicable housing codes within six months.

Implementation Status. This ordinance has been adopted.

Policy 5

Rehabilitation of existing low and moderate income rental units shall be given priority over demolition. Demolition of rental units shall not be permitted unless: a) units are beyond reasonable economic repair (e.g., the costs of rehabilitation exceed 50 percent of the market value of a unit in its present deteriorated condition); and b) demolition is required for health and safety reasons; or c) the City Council finds that the demolition serves a valid public purpose. Where low or moderate income units are to be demolished, replacement of the units shall be required at a minimum of one replacement unit for every two demolished, and displaced tenants shall be given priority for available public housing assistance programs.

Implementing Action 5.1

Adopt a Residential Rental Unit Demolition Ordinance.

Implementation Status. This ordinance has been adopted as Section 14.73 of the Municipal Code.

Policy 6

The City shall continue to concentrate efforts to develop public improvements in neighborhoods requiring revitalization.

Implementing Action 6.1

Continue CDBG financed efforts to provide curbs, gutters, sidewalks, and storm drains to complement housing rehabilitation activities.

Implementation Status. Not Implemented.

Reasons. The City never accessed CDBG funds for any of these projects due to under staffing and a lack of resources to apply for grants and manage programs.

3. *Affordability of Existing Housing Stock*

Policy 7

The City shall continue to support rental assistance programs for low income households.

Implementing Action 7.1

Continue Section 8 Rental Assistance Payments Program.

Implementation Status. This program has been continued and has been successfully implemented.

Implementing Action 7.2

Implement rental assistance where rental housing rehabilitation funded under the CDBG program will result in an increase in rents. An agreement with the landlord/property owner prior to the start of the rehabilitation work will be necessary to ensure that the costs of the rehabilitation loan will not adversely affect the affordability of the units.

Implementation Status. Not Implemented.

Reasons. No work was done under the CDBG program and, with a priority ranking of 3, the City did not have the resources to carry out this action.

Policy 8

The City shall ensure that rental costs for mobile home and trailer park spaces are stabilized and that park owners receive a fair return on their investment.

Implementing Action 8.1

Continue the Mobile Home Rent Stabilization Program.

Implementation Status. This program has been successfully implemented, and is funded by the City's general fund. Possible rental assistance is available through the Section 8 Rental Assistance Payments Program, which applies to mobile home and trailer tenants.

Policy 9

The City shall, through an adopted Condominium/Cooperative Conversion Ordinance, maintain the existing supply of rental housing and, in the event of permitted conversions, provide for a range of home ownership opportunities.

Implementing Action 9.1

Adopt a Condominium/Cooperative Conversion Ordinance that establishes housing conditions under which conversions may be requested, as well as development criteria for permitted rental conversions.

Implementation Status. This was adopted in 1981, Municipal Code Number 14.74, Ordinance Number 315.

4. *Provision of Housing Sites*

Policy 10

The provision of sites for new housing units shall be balanced with the provision for commercial and industrial growth under the City's land use plan.

Implementing Action 10.1

Amendment of the Land Use Plan as necessary to provide balanced housing, commercial, and industrial growth, which may be accomplished by (1) converting lands currently planned for industrial or commercial use to residential use and/or (2) increasing residential densities. The latter may be addressed by exercising the right to grant density bonuses, which would not require a Land Use Plan amendment, or by increasing the densities set forth in the Land Use Plan.

Implementation Status. Not Fully Implemented.

Example. Revisions to the Commercial Planned Development Section of Carpinteria's General Plan have been reviewed; however, a comprehensive update of the General Plan will not be undertaken until 1995.

Policy 11

The City shall support the development of affordable housing through the use of City or other publicly owned land in joint public/private housing development ventures.

Implementing Action 11.1

Initiate a City land banking/site subsidy program to facilitate development of low and moderate income housing. In initiating such a program, the City should initially target sites currently in public ownership.

Implementation Status. Not Implemented.

Reasons. One of the funding sources for this action was supposed to be the CDBG funds which, once again, were never accessed. Also, a lack of resource availability and under staffing made it impossible to implement this action.

5. *Construction/Development of New Housing*

Policy 12

The City shall seek available public and private assistance to produce new low and moderate income housing.

Implementing Action 12.1

Place a referendum on the next major election ballot pursuant to Article 34 of the State Constitution requesting voter approval for the authority to pursue development of up to 100 units of low rent public housing in the City of Carpinteria.

Implementation Status. The referendum was adopted and ratified as Resolution Number 1275; however, no units were ultimately constructed.

Implementing Action 12.2 (a)

Consider adoption of an Inclusionary Housing Ordinance or a similar implementing program.

Implementation Status. Not Implemented.

Reasons. This action was not undertaken due to a lack of staff availability.

Implementing Action 12.2 (b)

In establishing a program for the administration of inclusionary ownership units, the City should:

- Pursue grant funding sources such as CDBG monies from HUD, HUD Innovative Grants, and State HCD monies to finance the costs of setting up the administration of the program inclusive of resale control mechanisms such as deed restrictions, coordination of responsibilities, etc. The City may consider contracting with a private consulting firm for the establishment of the program.
- Upon setting up the program, the City shall either hire the necessary housing staff, or contract with a private or public non-profit agency to administer the program. If City funding or funding generated through the program is not available, sources of funding similar to those discussed above should be pursued.

Implementation Status. Not Implemented.

Reasons. Under staffing, resource unavailability, and a priority ranking of 2 all contributed to this action not being implemented.

Implementing Action 12.3

Cooperate with and encourage non-profit housing development sponsors in providing affordable housing such as non-equity or limited equity cooperatives.

Implementation Status. Not Implemented.

Reasons. Under staffing, lack of resources, and a priority ranking of 3 contributed to this action not being implemented.

Implementing Action 12.4

Support the development of a local senior care facility to address the medical and housing needs of the elderly, particularly those who are non-ambulatory. Where permanent housing is a component of the development, provisions for affordable housing opportunities shall be made in accordance with the City's Inclusionary Housing Ordinance and/or program.

Implementation Status. Implemented.

Example. The Shepherd Place was constructed following the American Standards Association specifications to facilitate access and use by the physically handicapped Sections: A117.1-196.1. It provides housing for seniors, with 169 units provided. Another facility that is completely for seniors is the 140 unit Congregate Care facility, which has been approved and is awaiting issuance of a building permit.

Policy 13

Construction/development of new, affordable housing opportunities for owners and renters shall be encouraged.

Implementing Action 13.1

Adopt a Mobile/Modular Home Subdivision/Planned Unit Development Ordinance establishing provisions for permitting mobile homes to be situated or developed in conventional subdivisions with fee simple or condominium ownership of the land.

Implementation Status. This ordinance was adopted as Section 14.17 of the 1981 Zoning Ordinance of the City of Carpinteria.

Implementing Action 13.2

In order to meet the detailed requirements of SB 1960, which requires that local agencies permit the installation of mobile homes on lots zoned for single family residences, the City will:

- Inventory remaining vacant land zoned for single family residential use; and examine and modify existing City design standards, as necessary, to ensure that mobile homes are permitted in conformance with State law.

Implementation Status. This was accomplished, and is permitted in the current Zoning Ordinance.

Implementing Action 13.3

Adopt an ordinance establishing provisions for the development of residential second units in single family zoning districts.

Implementation Status. The ordinance establishing these provisions was adopted as part of the overall Zoning Ordinance.

Implementing Action 13.4

Apply mixed use zoning for commercial/residential development whenever feasible and appropriate.

Implementation Status. This was implemented through minor changes to the Zoning Ordinance, which amended CPD zoning and allowed mixed use where it was feasible and appropriate. Approximately 12 dwelling units have been developed within mixed use areas. The mixed use provisions, as adopted, required that commercial uses be included in the development as a prerequisite for developing residential dwelling units. The mixed use requirement resulted in numerous site planning problems. The City is currently pursuing revisions to the mixed use ordinance to allow residential-only development within central Carpinteria.

Policy 14

The City shall evaluate its development review and permit processing mechanisms for ways to streamline the process, thereby assisting housing sponsors in producing affordable housing.

Implementing Action 14.1

Pursue development of a *City Master Environmental Assessment Document* particularly for those areas proposed for high density residential development, as a means of expediting the environmental review process.

Implementation Status. Not Implemented.

Reasons. The funding for this action was listed as "Various City Funds," and because the City of Carpinteria had limited funds and resources, it was not carried out.

6. *Intergovernmental/Regional Coordination*

Policy 15

The City shall continue to recognize those housing problems that are regional in nature, and make a commitment to solving them in a regional manner.

Implementing Action 15.1

By formal resolution, encourage the County of Santa Barbara to secure State or federal funds to pursue development of agricultural worker housing in the County.

Implementation Status. Not implemented.

Reasons. In 1981, the City of Carpinteria had plans to work in conjunction with the County on this issue and on the CDBG issue. However, neither of these actions was carried out because the City attempted to work this issue on its own, and ultimately found that it had insufficient resources to do so.

Implementing Action 15.2

Address the recommendations of the *South Coast Regional Growth Impact Study*, as applicable, in future housing programs and revisions to this Housing Element. Also, in the interests of maintaining air quality and a reasonable economic and housing balance, actively endorse and support those County recommendations and actions that provide for joint employment generating/residential development in the unincorporated parts of the County.

Implementation Status. The South Coast Regional Growth Impact Study basically gave a representation of the balance between the number of jobs and the amount of housing. When contacted, the group that completed that

study, now called the Association of Governments stated that Carpinteria made a large-scale effort to listen and to address these recommendations.

Implementing Action 15.3

Initiate a meeting with the County Board of Supervisors, possibly through the Area Planning Council, to discuss regional housing needs and problems and implications of those needs and problems, i.e., resource constraints, limited service system capacities, special housing needs, etc.

Implementation Status. A revision of the housing needs study, completed in August, 1992, addressed how the new housing needs plan must look at which needs were met in the past, and how the old mistakes and failures must be avoided this time.

Implementing Action 15.4

Continue relationship with County CDBG Program until the end of this program year. Submit separate application the next fiscal year.

Implementation Status. Not Implemented.

Reasons. The City of Carpinteria did not apply to the County to pursue the CDBG program due to local concerns and a lack of resources and desire to pursue the CDBG program.

7. *Lessons from the 1981 Housing Element*

Housing goals and objectives have changed little from 1981 to the present due to the fact that they are based on the housing goals adopted by the California State Legislature. However, since the time of the 1981 Housing Element, the City has learned much. The broad and apparently unrealistic programs listed in the 1981 Housing Element did not account for the City's limited resources nor did they account for competing priorities. In a small community such as Carpinteria, it is important to focus on a small number of policies and achievable actions. The 1994 Housing Element is a reflection of this fact. While the ambitiousness of the 1981 Housing Element may be commendable, it is clear that a modest approach to housing programs has a much greater chance of successfully achieving housing element goals. By recognizing available City resources at the outset, the City can ensure that implementing actions will, in fact, be implemented.

There are two programs specifically proposed for the 1994 Housing Element that were also proposed in the 1981 Element, but were not implemented. The first of these is included in the 1994 Housing Element as Program A-1, which proposes to periodically publish flyers/pamphlets summarizing

housing related activities and programs. In this, information will, where possible, be provided in both English and Spanish, and will be distributed to appropriate locations in the City. Although this program does not require a large outlay of resources, it was not implemented in the past.

The second program proposed in this Housing Element, which was also proposed in 1981, is currently identified as Program D-1; it proposes adoption of an Inclusionary Housing Ordinance, or similar implementing program. Although this was not previously adopted as part of the 1981 Housing Program, the City recognizes the value that such an ordinance in promoting affordable housing. Adopting an Inclusionary Housing Program will greatly help to satisfy affordable housing needs. The inclusionary ordinance will generally follow the provisions of current State density bonus law. The City is committed to implementing the inclusionary housing program, and has given it a priority 1 (highest priority) rating.

VI. HOUSING GOALS, POLICIES, PROGRAMS, AND OBJECTIVES

A. INTRODUCTION

Local governments are challenged to work within difficult constraints, and to manage widely conflicting and competing community objectives and demands. At the same time, local governments must facilitate provision of housing for all economic segments of the community. However, in coastal communities such as Carpinteria, the private sector housing market focuses its resources on developing above-moderate income housing. Combined with the severe fiscal constraints faced by governmental agencies, the public resources that can be brought to bear on the provision of housing for all economic segments of the community are spread very thinly.

The City of Carpinteria recognizes that it must place a higher priority on housing programs relative to other demands on municipal resources than it has in the past. This means that the City is committed to increasing staffing and expenditures for housing programs. To this end, this Chapter identifies Carpinteria's housing goals and policies, the specific programs that will be pursued to achieve community housing goals, and quantified objectives for the City's housing programs.

The City of Carpinteria will pursue resolution of its housing problems and provide housing opportunities for all economic segments of the community within a framework that is both economically and administratively feasible for the community. Carpinteria's housing program encompasses actions to:

- Provide adequate sites for the development of housing for all economic segments of the community.
- Provide incentives encouraging private market development of affordable housing.
- Require a degree of participation by above-moderate income residential projects in the provision of new affordable housing.
- Encourage new housing development to meet the special housing needs of groups such as the elderly, handicapped, farm workers, large families, and the homeless.
- Facilitate the maintenance of existing sound housing, rehabilitation of substandard units, and the removal and replacement of unsound housing that cannot be rehabilitated.
- Encourage the development of financial resources to help subsidize the development, maintenance, and rehabilitation of low and moderate income housing.

- Remove, to the extent feasible, identified local governmental constraints on the production of housing.
- Prevent discrimination in housing.

B. HOUSING GOALS

Housing goals adopted by the California State Legislature provide the basis for Carpinteria's housing goals, policies, and programs. In support of the State's goal of decent housing for all citizens, the goals of Carpinteria's Housing Element are as follows:

- Provision of decent housing in a satisfying environment for all Carpinterians regardless of age, race, sex, marital status, ethnic background, or other arbitrary factors at a cost which is within the reach of the diverse economic segments that comprise the community.
- Provision of a diversity of housing choices by location, type, price, and tenure.
- Development of a balanced residential environment with equal opportunities for access to community facilities and adequate services.

The following policies and programs represent the course of action that the City will pursue to achieve these housing goals. For each policy area, the specific programs that will be accomplished through 1999 are identified, along with the responsible implementing agency, implementation schedule, and potential funding sources for the program. Identified funding sources are not exhaustive, but are intended to indicate the principal sources that will likely be available for each action. While it would be desirable to immediately implement and complete each of the following programs, it is recognized that there are competing demands for the City's economic and staff resources, and that immediate implementation is impossible. Therefore, varying time frames for completion have been assigned to each program in recognition of the relative priority of the action, required level of staffing commitment, and cost.

C. QUANTIFIED HOUSING OBJECTIVES

This section quantifies Carpinteria's housing objectives for the period of 1992-1999. The City's programs primarily focus on the provision of very low and low income housing because these are the most difficult to develop in the coastal area. In addition, programs focus on construction of new moderate income housing, especially the mixed-use development program for Central Carpinteria (Site 10). Because of Carpinteria's prime coastal location, the number of sites that are available, and because above-moderate

income units are those that are most often developed in the City, development of above-moderate income housing is not a focus of the City's housing programs. A final focus of the City's housing programs is the removal of identified unnecessary local governmental constraints on the production of housing.

Table VI-A - Quantified Objectives for Individual Housing Programs, 1992-1999

Program #	Policy Summary	Objectives			
		Very Low	Low	Moderate	Above Moderate
D.1.1	Available residential land inventory		Not Applicable		
D.1.2	Revise mixed use ordinance	90	60	50	0
D.1.3	GP Update; increase intensity of residential sites	5	10	20	200
D.2.1	Housing market monitoring		Not Applicable		
D.2.2	Density bonus ordinance	10	15	40	0
D.2.3	Inclusionary Housing Ordinance	6	12	24	0
D.2.4	In-lieu Fee Ordinance	10	15	10	0
D.2.5	Motel Conversion	20	10	0	0
D.2.6	Expedited processing		Not Applicable		
D.2.7	Encourage non-profit housing developers	10	15	10	0
D.2.8	Annual housing workshop		Not Applicable		
D.2.9	Evaluate land development processing		Not Applicable		
D.2.10	Annual evaluation of development fees		Not Applicable		
D.3.1	Section 8 rental assistance	15	25	0	0
D.3.2	Deed restriction for assisted developments		Not Applicable		
D.3.3	Condominium/Cooperative Conversion Ordinance		Not Applicable		
D.3.4	Mobilehome park and rental vacancy surveys		Not Applicable		
D.3.5	Mobilehome Rent Stabilization		Not Applicable		
D.3.6	Mobilehome cooperative ownership	20	20	0	0
D.3.7	HOME/CDBG Consortium	10	10	10	
D.4.1	Expedited processing for special needs housing		Not Applicable		
D.4.2	Set aside in-lieu fees for special needs housing	10	10	0	0
D.4.3	Reef Motel conversion; farmworker housing	30	20	0	0
D.5.1	Referral program for discrimination complaints		Not Applicable		
D.5.2	Fair housing flyers/pamphlets		Not Applicable		
D.5.3	Fair housing staff workshop		Not Applicable		
D.6.1	Housing program flyers/pamphlets		Not Applicable		
D.6.2	Revise City application forms		Not Applicable		
E.1.1	Revise housing replacement requirements		Not Applicable		
E.1.2	Technical Assistance Grant		Not Applicable		
E.1.3	Annual review of capital improvements program		Not Applicable		

Table VI-A - Quantified Objectives for Individual Housing Programs, 1992-1999

Program #	Policy Summary	Objectives			
		Very Low	Low	Moderate	Above Moderate
E.1.4	Occupancy inspections		Not Applicable		
E.1.5	Residential neighborhood improvement		Not Applicable		
F.1	Energy conservation		Not Applicable		
	Total	150	165	140	200
	RHNA	148	116	135	244
	Rehabilitation Objectives	15	10	5	0
	Conservation Objectives	No net loss of existing residential dwelling units that are affordable to very low, low, moderate and above-moderate income households.			

Note: Housing programs are cumulative, and are intended to work with each other. Thus, objectives for individual programs do necessarily not add up to overall objectives.

Source: City of Carpinteria, 1995.

D. POLICIES AND PROGRAMS TO PROVIDE HOUSING OPPORTUNITIES AND ACCESSIBILITY FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY

The State Legislature has declared that local governments "have a responsibility... to make adequate provision for the housing needs of all economic segments of the community."¹ Unfortunately, the private housing market is generally not able to produce housing which is affordable to very low and low income households without some form of assistance.

As discussed earlier, because some communities have become impacted with high proportions of lower income households, while other communities have provided housing almost exclusively for upper income households, State law requires that individual communities accommodate their "fair share" of households of all economic groups. There also exist groups having specialized housing needs, including the elderly, handicapped, farmworkers, large families, and the homeless, which are generally not provided for by the private housing market.

To ensure that an adequate amount of housing is available to meet the needs of all economic segments of the community, attention must also be paid to retaining the affordability of the existing housing stock for low and moderate income households. Within Carpinteria, as in any community, there is the chance that the availability of dwelling units which are now affordable to low and moderate income households may decrease over time, thereby creating a

¹ California Government Code Section 65580.

greater demand on the production of new affordable housing units than that needed to accommodate the household growth projected in the Regional Housing Needs Plan. In addition to general increases in the cost of existing housing, a loss of affordable housing could occur as the result of converting apartments to condominiums, removal of a mobilehome park, or from the termination of existing rental subsidy contracts.

The policies and programs of the 1994 Housing Element will facilitate the development of housing to meet the housing needs of all economic segments of the community, with an emphasis on very low, low, and moderate income households. The following programs identify the specific actions that the City of Carpinteria will take to meet its housing needs. These programs contain realistic time frames and estimated resource commitments, which were lacking in the City's previous Housing Element. These time frames and dollar amounts give the City a realistic picture of exactly what it has to do in order to stay on schedule in implementing its overall housing program, and will thus enable the City to avoid many of the problems that it had in the past with carrying out proposed policies.

In contrast to the 1982 Housing Element, the housing program presented in this document can be realistically carried out within the framework of the City's available resources. In addition, with the knowledge of what housing programs will cost, resources from each program's funding source can be set aside in order to implement these programs effectively and punctually. These changes are necessary in assuring the effective implementation of these programs.

The City's housing programs allow for the implementation of many regulatory options available to the City in order to encourage affordable housing through subsidy and regulatory decisions. Currently, there is a \$232,000 in-lieu fee account that is available to subsidize affordable housing. Funding for each of the City's programs are clearly identified, including those programs which will utilize in-lieu housing fund. In general, in-lieu fees will be used to leverage other housing funds, as matching funds (e.g., CDBG, HOME), and to provide the "additional incentives" required under State Density Bonus law. In addition, the proposal to expand the in-lieu fee program will allow for further subsidy, and will encourage the development of affordable housing needed by the City. The implementation of the Inclusionary Housing Ordinance to require the development of affordable housing will also help to address the need for affordable housing.

1. Provide Sufficient Sites and Facilitate the Production of New Housing To Meet Identified Housing Needs

Policies

- Provide sufficient sites in the City's General Plan and zoning ordinance to meet Carpinteria's housing production needs through

1999, including appropriate sites for the development of housing that is affordable to very low, low, moderate, and above moderate income groups (see Table II-A).

- Ensure that the City's General Plan and ordinances facilitate development of a mix of housing types to consistent with the needs identified in Table II-1, including single family detached and multiple family housing within a variety of price ranges.
- Ensure that new residential development is appropriately located within respect to public and private services and facilities, and that City services and facilities are capable of supporting new residential development to meet the City's regional fair share housing obligations.

Programs

Program D.1.1

Maintain an up-to-date inventory of lands available for the development of housing, including vacant parcels and existing developed lands whose residential use could be intensified.

Responsible Party: Community Development Director

Timeframe: Ongoing. An inventory has been prepared as part of the Housing Element update. The purpose of this action is to ensure that the inventory is kept current.

Funding: Department budget, development review fees

Expected Outcome: The City would have an ongoing inventory of residential development opportunities which would be made available to parties expressing interest in developing in Carpinteria. The inventory would also assist in Housing Element implementation monitoring efforts, as well as in the Element's eventual update.

Staff Commitment: Estimated 20 hours by a part time planner to set up the inventory for ongoing updates (\$740). Estimated one hour per project approval by a part time planner to keep the inventory updated (\$37).

Program D.1.2

Complete the currently proposed revision to the City's zoning ordinance, permitting higher density residential development¹ within Commercial Planned Development (CPD) zones, as well as revisions to the zoning ordinance to permit residential development as the primary or sole land use within Central Carpinteria (affordable housing Site 10, see Chapter III and Figure III-1). As part of the ordinance revision, and consistent with Coastal Act land use priorities, ensure that future residential-only projects within Site 10 are not located on the ground floor of Linden Avenue south of Carpinteria Avenue and do not result in a net decrease of existing commercial development. This program will be undertaken and completed prior to the comprehensive General Plan update described in Program D.1.3.

Responsible Party: Community Development Department, Planning Commission, City Council

Timeframe: Complete revisions and Coastal Commission review by June 30, 1996

Funding: General Fund

Expected Outcome: Completion of ordinance revisions and, if necessary, General Plan amendments would increase the amount of land available for residential development, and provide adequate land to meet housing production objectives for very low, low, moderate, and above moderate households.

Staff Commitment: Estimated 150 hours of Community Development Director's time (\$14,640), 40 hours of City Attorney's time (\$6,000).

Program D.1.3

Undertake a comprehensive update of the City's General Plan and Master Environmental Assessment. As part of a comprehensive update of the Carpinteria General Plan, pursue increasing the residential development potential of Sites 3, 5, 6, 14, 15, and 16 as identified in Figure III-1 to that identified in Table III-C. In addition, as part of this program, undertake a specific analysis to identify potential sources of capital improvement financing that might reduce infrastructure costs for residential development.

¹ Maximum density and development requirements would be similar to the City's existing PRD-20 designation.

- Responsible Party: Community Development Department, Planning Commission, City Council
- Timeframe: Complete General Plan update and associated studies by December 1996.
- Funding: General Fund
- Expected Outcome: By updating the General Plan and Master Environmental Assessment, the development review process can be expedited. The availability of up-to-date environmental information will expedite project review, and can either simplify or eliminate the need for some site specific environmental impact reports.

Table III-C indicates that sufficient land can be made available to meet the City's housing production objectives for all economic segments of the community by increasing the residential development potential of various parcels in the City beyond that which is now provided for in the General Plan Land Use Element. In addition, as part of the comprehensive General Plan update, the Local Coastal Plan will be updated, thereby providing for the conversion of targeted housing Sites 6 and 8 from agriculture to residential use, as well as the revision of the planned use of Site 8 from industrial to residential use. Thus, the General Plan update would ensure internal General Plan consistency between the Housing and Land Use Elements, as well as the availability of adequate sites for residential development. The comprehensive General Plan update will also promote incentives for development within targeted affordable housing sites, and to enhance residential energy conservation opportunities.

In addition, the update will provide the opportunity to facilitate the provision of adequate public services and facilities to support residential development, and will afford the City the ability to review the role of impact fees as part of the development process with the objective of reducing, to the extent feasible, infrastructure costs for new residential development.

- Staff Commitment: Estimated 200 hours of Community Development Director's time (\$19,520) in addition to consultant fees for updating the City's General Plan and Master Environmental Assessment (\$175,000).

2. *Stimulate the Production of Housing that is Affordable to all Economic Segments of the Community*

Policies

- Affirm and provide a good faith effort to meet the City's objectives under the Regional Housing Needs Plan.
- Maximize the use of available public and private assistance to produce new low and moderate income housing consistent with the City's obligations under the Regional Housing Needs Plan.
- Encourage the development of financial resources to help subsidize production of new low and moderate income housing.
- Require a degree of participation by above-moderate income residential projects in the provision of new affordable housing.
- Promote positive incentives for the construction of housing which benefits low and moderate income households.
- Promote infill housing development and development of second units within areas presently approved or committed to urban development.
- Remove, to the extent feasible, identified governmental constraints on the production of housing.

Programs

Program D.2.1

Establish and maintain a monitoring program which identifies the type and cost of housing being produced within the City of Carpinteria, as well as the extent to which governmental assistance was used. Provide the City Council with an annual report that identifies the extent to which the City's housing production objectives for very low, low, moderate, and above moderate income households are being met.

Responsible Party: Community Development Director

Timeframe: Complete first report by October 1, 1996. Annually thereafter.

Funding: Departmental budget.

Expected Outcome: This program will assist Housing Element implementation by providing an annual "score card." Depending on the results, the City will have the ability to shift

priorities, strengthen successful programs, and modify or eliminate unsuccessful programs without waiting for the Housing Element update cycle, thus improving the effectiveness of the City's efforts.

Staff Commitment: Estimated 20 hours for a Principal Planner (\$1,600).

Program D.2.2

Adopt zoning ordinance provisions to implement California Government Code Section 65915, providing for granting of a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing project who agrees to construct at least:

- 20 percent of the units for lower income households
- 10 percent of the units for very low income households
- 50 percent of the units for senior citizens.

Responsible Party: Community Development Department

Timeframe: Complete text of proposed ordinance by June 30, 1996; open public hearings in July 1996; and adopt the ordinance by October 31, 1996.

Funding: General fund

Expected Outcome: Although the City now permits the granting of density bonuses, clear and direct density bonus provisions in the zoning ordinance will facilitate the development of housing for lower income households. Revisions to application packets and information handouts to describe the availability of density bonuses will further stimulate interest in the development of housing for lower income households.

Staff Commitment: Estimated 40 hours of meetings and policy development, to be handled by the Principal Planner (\$3,200), 10 hours of City Attorney's time (\$1,500).

Program D.2.3

Pursue adoption of an Inclusionary Housing Ordinance or a similar implementing program, requiring new housing development with 10 or more dwelling units to provide between five to twenty percent of the total number

of units to be available at affordable rents/sales prices.¹ Instead of requiring a fixed percentage of all units to be allocated for affordable housing, the City's program will be similar to the County's inclusionary requirements which provide that a developer may satisfy the requirement by providing 20 percent of the total housing at rates affordable to households earning up to 110 percent of the County's median income, *or* 15 percent of the total housing at rates affordable to households earning up to 90 percent of the County's median income, *or* 10 percent of the total housing at rates affordable to households earning up to 75 percent of the County's median income, *or* 5 percent of the total housing at rates affordable to households earning up to 50 percent of the County's median income (see Table VI-B).

Table VI-B - On-Site Inclusionary Options

Unit Requirement	Affordability Target
20 percent of total dwelling units	110% The rental rate or sales price of affordable units must be affordable to households have an income up to 110 percent of the County median income. <u>OR</u>
15 percent of total dwelling units	90% The rental rate or sales price of affordable units must be affordable to households have an income up to 90 percent of the County median income. <u>OR</u>
10 percent of total dwelling units	75% The rental rate or sales price of affordable units must be affordable to households have an income up to 75 percent of the County median income. <u>OR</u>
5 percent of total dwelling units	50% The rental rate or sales price of affordable units must be affordable to households have an income up to 50 percent of the County median income.

Source: Santa Barbara County Housing Element Implementation Guidelines, 1993.

To achieve the requirements of Table VI-B, the applicant may construct units of varying affordability levels provided that the average affordability level on the units matches the required affordability target. An applicant may satisfy the inclusionary requirement by providing the affordable units on a for-sale or on a rental basis. Determination of the affordability of rental rates and sales prices will be based on the most recent *Affordable Housing Income and Price Guidelines* published by the Santa Barbara County Treasurer-Tax Collector Affordable Housing Division.

¹ Developments for which the General Plan and/or Local Coastal Plan have specific requirements for the provision of affordable housing (e.g., Carpinteria Bluffs) shall be exempt from this program.

In exchange for the provision of such affordable housing, the City will implement the provisions of the State Density Bonus Law by providing a density bonus of at least 25 percent, as well as additional incentive (unless findings are made in accordance with the law that such an incentive is not needed to provide the affordable units), or financially equivalent incentive(s).

Responsible Party: Community Development Department

Timeframe: Complete text of proposed ordinance by June 30, 1996; open public hearings in July 1996; and adopt the ordinance by October 31, 1996.

Funding: City General Fund

Expected Outcome: Adoption of the inclusionary requirements would increase the production of housing that is affordable to very low, low, and moderate income households within Carpinteria.

Staff Commitment: Estimated 100 hours of meetings and policy development to be handled by the Principal Planner (\$8,000), 20 hours of City Attorney's time (\$3,000).

Program D.2.4

Expand the City's existing in-lieu fee program to work in conjunction with the above Inclusionary Housing program. The revised in-lieu fee ordinance would specify that, in cases where on-site provision of affordable housing is not feasible, off-site mitigation is the preferred alternative to paying the in-lieu fee. five off-site mitigation alternatives to payment of in-lieu fees are proposed.

- ***New Construction of Affordable Housing.*** Based on an agreement with the City, an applicant may construct new affordable units off site to meet the requirements of the Inclusionary Program. If this option is selected, the number of new affordable units shall be equal to the required percentage of the total number of market rate and affordable units to be constructed on site and off site.
- ***New Construction of Special Needs Housing.*** Based on an agreement with the City, an applicant may construct new units off site that are specifically designed to meet the need of an identified special needs population. Special needs housing includes, but is not necessarily limited to, emergency shelters, special care homes, employee housing (including farmworker housing), senior housing, and hospices. Each unit created by this in-lieu program shall satisfy the requirement for two affordable units as required by the Inclusionary Program.

- ***Conversion of Market Rate Housing.*** Based on an agreement with the City, an applicant may convert market rate housing to affordable housing through a "buy down" mechanism. This would establish restrictive covenants or other similar protection as to the affordability of such converted units.
- ***Rehabilitation of Existing Housing Stock.*** Based on an agreement with the City, an applicant may choose to rehabilitate structures which currently do not conform to Uniform Building Code standards for habitable structures. Thus, in order to qualify for in-lieu mitigation, the structures must be deemed uninhabitable. Housing appropriate for rehabilitation need not be price restricted, but is considered to be inherently "affordable" based on its age and/or condition.
- ***Preservation of Existing Affordable Housing.*** Based on an agreement with the City, an applicant may extend the lifetime of an existing restrictive covenant on affordable units. In order to qualify for this in-lieu mitigation, the units must first be identified as being "at risk" of conversion to market rate housing within the housing element program period.

If neither on-site nor off-site options are selected, a fee will be charged for every affordable unit required by the City's inclusionary housing program, but which is not provided, equivalent to that which would be necessary to assist in the development of that affordable housing unit. Fees collected in this manner will be placed by the City into a fund to be used for the development of assisted, affordable housing units.

Responsible Party: Community Development Department

Timeframe: Prepare ordinance expanding program for public hearings by October 1996.

Funding: General Fund will be used to prepare the ordinance; development fees will fund the actual program.

Expected Outcome: This program would facilitate enforcement of the City's inclusionary housing program, and would facilitate the development of affordable housing. By providing an alternative for developers to actually constructing affordable units on site, a potential housing production constraint of the inclusionary program will be eliminated. In addition, the use of in-lieu fees will provide the City with the ability to provide the "additional incentives" required under State density bonus law.

Staff Commitment: Estimated 40 hours for Principal Planner (\$3,210), 40 hours for the part time Planner (\$2,010), 40 hours for the Community Development Director (\$3,900) for meetings and policy development, and 15 hours of City Attorney's time (\$2,250).

Program D.2.5

Revise City ordinances as necessary to permit use of motels as single room occupant housing, homeless/transitional shelters, or for permanent and semi-permanent occupant housing. It is intended that homeless shelters will be included in Planned Residential Development, Planned Unit Development, Commercial Planned Development, Industrial, and Manufacturing Planned Development zones.

Responsible Party: Community Development Department, FHA, and non-profit organizations

Timeframe: Prepare ordinance revisions for public hearing by July 1, 1996. The City is in contact with various non-profit housing groups and owners of the Reef Motel in regard to this issue.

Funding: General Fund

Expected Outcome: This will increase the amount of affordable housing available to those who are in need of it, in particular farmworkers.

Staff Commitment: Estimated at 20 hours for the Principal Planner (\$1,600), 40 hours for a part time Planner (\$1,340), 40 hours for the Community Development Director (\$3,900), and 10 hours of City Attorney's time (\$1,500).

Program D.2.6

Provide expedited processing of applications and plans involving development of predominantly very low and low income housing. Such applications will be given priority over residential development which propose only market rate, above moderate income housing. The objective of this program is to achieve a minimum two week reduction in the processing time for applications involving development of predominantly very low and low income housing.

Responsible Party: Community Development Department

Timeframe: Initiate immediately

Funding: Development review fees

Expected Outcome: Processing time has been identified as a governmental constraint to housing production. By giving affordable housing projects expedited processing, the cost of interest carry can be reduced and such projects will become more desirable to the development community.

Staff Commitment: No additional staff commitment would be required for this program.

Program D.2.7

Initiate an outreach program to solicit participation of private developers and non-profit organizations in affordable housing programs; maintain a roster of interested firms.

Responsible Party: Community Development Department

Timeframe: Prepare the roster of firms and organizations by July 1, 1996, and provide these firms and organizations with the information documents that will be produced as part of Programs D.6.1 and D.6.2, as well as information on available sites for the development of housing by September 30, 1996. New mailings would be undertaken as information changes.

Funding: General Fund

Expected Outcome: By taking a proactive role and identifying its interest in bringing potential developers of affordable housing to the City, Carpinteria can create a positive atmosphere for such development. In addition, this program creates the possibility of initiating affordable housing programs that might not have otherwise occurred had the City waited for developers to come to it.

Staff Commitment: 8 hours of Principal Planner's (\$640) time to organize and prepare a mailer for the list of interested parties.

Program D.2.8

Conduct an annual workshop with development interests, non-profit housing agencies, and others interested in the development of affordable housing as

a means of reviewing the effectiveness of Carpinteria's housing programs, and for generating new ideas for programs to facilitate the development of new affordable housing.

Responsible Party: Community Development Department and non-profit housing sponsors

Timeframe: Conduct first workshop by August 1996, annually thereafter.

Funding: General Fund

Expected Outcome: By working cooperatively with development affordable housing interests to review the effectiveness of City programs and to identify means of becoming more effective, the likelihood for the success of housing programs will be substantially increased.

Staff Commitment: 20 hours for the Principal Planner (\$1,600) to coordinate the annual workshop and document results. Some addition time for the City Manager and Community Development Director may also be needed for workshop attendance. Following the workshops, there will be an unknown cost for staff to prepare revisions to existing programs, as well as a currently unknown cost for future programs.

Program D.2.9

Annually evaluate land development processing procedures to ensure that development project review is accomplished in the minimum time necessary to implement the provisions of the General Plan and to ensure protection of the public health, safety, and welfare. As part of this program, it is the City's specific intent to ensure that the review process for all proposed residential developments, including those requiring an environmental impact report is completed within the time frames specified by State law.

Responsible Party: Community Development Department

Timeframe: Provide annual reports commencing August 1, 1996

Funding: General Fund

Expected Outcome: By conducting an annual review of development review procedures, ideas to expedite the overall review process will be formulated, and processing times can thereby be kept to a minimum.

Staff Commitment: Estimate 20 hours for Community Development Director (\$1,950).

Program D.2.10

Pursuant to the provisions of AB 1600, annually evaluate development impact fees to ensure that such fees are the minimum necessary to cover actual city costs; maintain and implement the General Plan; and protect public health, safety, and welfare.

Responsible Party: City Finance Director

Timeframe: Annually as part of City budget deliberations,

Funding: General Fund

Expected Outcome: The results of this evaluation will ensure that City fees are adequate to cover expenses, but that unnecessary fees are not being charged to new development, thereby, unreasonably increasing the cost of housing.

Staff Commitment: To be conducted as part of municipal budget preparation.

3. *Protect the Affordability of Carpinteria's Existing Housing Stock*

Policies

- Preserve at no less than present levels the number of subsidized housing units of all types.
- Promote and, where possible, require the continued affordability of all units produced or assisted with participation by the City or its authorized agents.
- Regulate the conversion of rental apartment housing to condominium or cooperative housing, as well as the conversion of mobilehome parks to subdivisions, in order to maintain adequate choice in rental housing, placing particular emphasis on minimizing the hardships created by private market displacement of very low, low, and moderate income households.
- Make maximum feasible use of federal, State, and County housing programs aimed at assisting low and moderate income households to afford existing housing.

Programs

Program D.3.1

Continue Section 8 Rental Assistance Payments Program.

Responsible Party: Santa Barbara County Public Housing Authority

Timeframe: Ongoing. The City is continuing this successful, existing program.

Funding: Section 8 Rental Assistance Payment Program

Expected Outcome: The program will continue to aid in the payment of rent for lower income households.

Staff Commitment: Not applicable.

Program D.3.2

Require that appropriate restrictions are placed on new residential rental developments receiving assistance through City programs¹ to ensure the continuing affordability of such projects. The extent of these restrictions is to be consistent with the degree of assistance provided by the City and other housing agencies.

Responsible Party: Community Development Director

Timeframe: Implement upon adoption of the Housing Element

Funding: General Fund, development review fees

Expected Outcome: By placing deed restrictions on assisted housing developments, their ongoing affordability can be ensured over a fixed period of time.

Staff Commitment: None other than that required for development review.

Program D.3.3

Maintain the Condominium/Cooperative Conversion Ordinance that establishes housing conditions under which conversions may be requested as well as development criteria for permitted rental conversions.

¹ Such programs include, but are not limited to, density bonuses, inclusionary requirements, and use of in-lieu fees.

Responsible Party: Community Development Department

Timeframe: Continued. The City already implemented the program, with great success. The City will maintain its level of performance.

Funding: General Fund

Expected Outcome: The Ordinance maintains a substantial degree of certainty regarding the circumstances under which rental conversions can be requested and approved, as well as the development criteria for permitted rental conversions.

Staff Commitment: No commitment is needed over and above normal project processing.

Program D.3.4

Conduct annual rental and mobilehome park vacancy rate surveys for use in consideration of conversion projects and for use in ongoing housing program planning.

Responsible Party: Community Development Department

Timeframe: Complete first survey by October 1, 1996; semi annually thereafter.

Funding: General Fund. This program could also be partially funded through fees on proposed rental conversion applications.

Expected Outcome: This program will facilitate a clear understanding of the impacts of conversion applications on existing housing stock, as well as an indication of the relative availability of rental and mobile home housing opportunities.

Staff Commitment: Estimate 40 hours for a part-time Planner (\$1,600 annually).

Program D.3.5

Continue the Mobile Home Rent Stabilization Program.

Responsible Party: Public Works Department Mobile Home Rent Stabilization Board, City Council

- Timeframe:** Ongoing. This is a continuation of an existing, successful City program.
- Funding:** General Fund. Possible rental assistance available through Section 8 Rental Assistance Payments Program, which is also applicable to mobile home and trailer tenants.
- Expected Outcome:** The program will continue to aid in the maintaining the affordability of rent payments for mobile home and trailer tenants.
- Staff Commitment:** Estimated 20 hours per year in meetings for the Public Works Manager (\$1,260).

Program D.3.6

Pursue a program that would assist mobile home residents in converting their mobile home parks into cooperative ownership.

- Responsible Party:** Community Development Department
- Timeframe:** Initiate workshops in the first quarter of 1996 to discuss options available to mobilehome tenants.
- Funding:** General fund
- Expected Outcome:** By entering into cooperative ownerships, mobile home residents could get control over rent increases and various decisions like landscaping and recreational areas.
- Staff Commitment:** 20 hours for the Principal Planner (\$1,600) 40 hours for the part time Planner (\$1,340), and 40 hours for the Community Development Director (\$3,900).

Program D.3.7

Work with Santa Barbara County and other incorporated cities in the County to form a qualifying consortium to obtain Home Investment Partnership (HOME) and Community Development Block Grant (CDBG) funding to be used for retaining and expanding the supply of affordable housing.

- Responsible Party:** County of Santa Barbara, Affordable Housing Unit
- Timeframe:** Ongoing. The City will cooperate with Santa Barbara in setting up and implementing this program.

Funding: HOME and CDBG funds

Expected Outcome: By leveraging countywide monies, individual communities such as Carpinteria can gain a greater degree of funding for affordable housing programs than it could working individually.

Staff Commitment: Not applicable.

4. *Stimulate the Production of Housing to Meet Special Housing Needs*

Policies

- Facilitate the development of housing for the elderly in a variety of living environments.
- Promote the development and rehabilitation of housing, including housing for the elderly, handicapped, farmworkers, large families, and other special needs groups.
- Facilitate provision of adequate shelter opportunities and assistance programs for families and individuals who are homeless or are at risk of becoming homeless.

Programs

Program D.4.1

Provide expedited processing of applications and plans involving development of housing which meets the needs of the special needs groups identified in Chapter II of this document. Such applications will be given priority over residential development which are not aimed at housing for identified special needs groups. The objective of this program is to achieve a minimum two week reduction in the processing time for applications involving development of housing for identified special needs groups.

Responsible Party: Community Development Department

Timeframe: Initiate immediately

Funding: Development review fees

Expected Outcome: Processing time has been identified as a governmental constraint to housing production. By giving affordable housing projects expedited processing, the cost of interest carry can be reduced and such projects will become more desirable to the development community.

Staff Commitment: No additional staff commitment would be required for this program.

Program D.4.2

Set aside 20 percent of the funds collected as part of the in-lieu fee program identified in Program D.2.4 for use in assisting the development of housing specifically targeted toward meeting the needs of the special needs groups identified in Chapter II of this document.

Responsible Party: Community Development Department

Timeframe: Immediately upon adoption of ordinance expanding the program as called for in Program D.2.4.

Funding: In-lieu fees

Expected Outcome: The use of in-lieu fees collected by the City is anticipated to be primarily used for housing for very low, low, and moderate income households. This program will create a source of revenues for use in meeting identified special housing needs.

Staff Commitment: No additional commitment of time will be required beyond that of administering the in-lieu fee program

Program D.4.3

Facilitate use of the Reef Motel as single room occupant housing for farmworkers. Continue working with the County and area agricultural interests to expand housing opportunities for farmworkers through programs similar to the Reef Motel conversion, new construction, and use of existing housing stock.

Responsible Party: Community Development Department, FHA, and non-profit organizations

Timeframe: The City is in contact with various non-profit housing groups and owners of the Reef Motel in regard to this issue. The objective is to complete conversion of the

Reef Motel by December 31, 1996, and to provide up to an additional 25 units for farmworkers by July 1, 1999.

Funding: General Fund

Expected Outcome: This will increase the amount of affordable housing available to those who are in need of it, in particular farmworkers.

Staff Commitment: Estimated at 20 hours for the Principal Planner (\$1,600), 40 hours for a part time Planner (\$1,340), and 40 hours for the Community Development Director (\$3,900).

5. *Prevent Housing Discrimination*

Policies

- Promote fair housing practices and equal accessibility to housing throughout the City.

Programs

Program D.5.1

Establish a referral program for discrimination complaints as a means of promoting equal housing opportunities. When the City receives a discrimination complaint, the City will refer the complaint to the appropriate agency, dependent on the particular problem. If the complaint involves housing that has been assisted by the County Public Housing Authority, then the complaint will be referred to the Director of Housing Management at the County Public Housing Authority. If the complaint involves general housing in the City, then it will be referred to the Fair Employment and Housing Department. If the complaint involves FHA federally assisted farmworker housing, it will be referred to the Farmers Home Administration. If the complaint involves other federally assisted housing, then it will be referred to the Fair Housing and Equal Opportunity Department.

Responsible Party: Community Development Department

Timeframe: Ongoing. Initiate immediately.

Funding: General Fund

Expected Outcome: By assisting in referrals for complaints to the appropriate agencies, Carpinteria can facilitate fair disposition of discrimination complaints to the City.

Staff Commitment: Estimated 4 hours monthly for Community Development Department Secretary (\$1,920 annually).

Program D.5.2

As part of the flyers/pamphlets prepared pursuant to Program D.6.1, bilingual flyers regarding fair housing laws and the agencies/organizations that are available to handle discrimination complaints shall be published and distributed.

Responsible Party: Community Development Department, County Housing Authority

Timeframe: Complete flyers by October 1, 1996.

Funding: General Fund

Expected Outcome: Both Spanish- and English-speaking residents will be made aware of important fair housing issues, as well as their options if they feel they are victims of housing discrimination.

Staff Commitment: Estimated 10 hours by Community Development Technician (\$400).

Program D.5.3

Conduct an annual workshop for City staff members charged with working with public inquiries to help them understand fair housing requirements, and to train them to answer calls and assist residents concerned with fair housing issues.

Responsible Party: Community Development Department, County Housing Authority

Timeframe: Conduct first workshop by July 1, 1996

Funding: General Fund

Expected Outcome: These workshops will assist the Community Development staff to implement Program D.5.1 and D.5.2.

Staff Commitment: 4 hours each for Community Development Director, Principal Planner, and Community Development Technician (\$850).

6. *Facilitate Public Understanding of Available Housing Programs*

Policies

- Stimulate private market interest in developing housing in Carpinteria by providing information on housing programs and affordable housing incentives to prospective developers.
- Improve the likelihood of success for housing programs by increasing public awareness of these programs.

Programs

Program D.6.1

Periodically publish flyers/pamphlets summarizing the City's housing related activities and/or programs to implement the Housing Element. Two types of flyers/pamphlets will be produced.

- The first type will be aimed at the development community, and will provide information regarding density bonus and other incentive programs that are available for the development of housing for low and moderate income households, as well as special needs groups. Information will be distributed to local building industry and business development organizations, as well as to organizations and agencies involved in developing housing for low and moderate income households and special needs groups.
- The second type of flyer/pamphlet will be aimed at potential users of City housing programs, and will focus on informing Carpinteria's existing low and moderate income households of housing rehabilitation and conservation programs. Distribution will be to individuals who have expressed interest in City housing programs, and housing advocacy groups. Information of this type will, *where possible*, be available in both English and Spanish, and will be distributed throughout appropriate locations in the City.

Responsible Party: Community Development Department, Santa Barbara County Public Housing Authority

- Timeframe:** Complete initial flyers by June 30, 1996, and distribute by July 31, 1996. Distribute new flyers/ pamphlets as new programs are added or existing programs are changed.
- Funding:** Local General Funds for the City
- Expected Outcome:** Because the development community, the public, and housing advocacy groups will be more aware of, and subsequently more involved in local housing programs, the likelihood of their success will be greatly increased.
- Staff Commitment:** Estimated 40 hours per year by Community Development Technician (\$1,600).

Program D.6.2

Revise relevant City application forms and Applicant Affordable Housing Options and Density Bonuses application information handouts to provide potential applicants with up-to-date information regarding implementation of State Density Bonus law. Revise City application forms to provide potential applicants with up-to-date information regarding inclusionary housing requirements.

- Responsible Party:** Community Development Department
- Timeframe:** Complete revisions by December 31, 1996.
- Funding:** Local general funds
- Expected Outcome:** Applicants will be made more aware of the benefits included when affordable housing is included in a development.
- Staff Commitment:** Estimated 10 hours by Community Development Technician (\$400).

E. *POLICIES AND PROGRAMS TO IMPROVE THE PHYSICAL CONDITION OF SUB-STANDARD HOUSING AND MAINTAIN EXISTING SOUND HOUSING*

As stated at the outset of the Housing Element, it is the policy of the State of California that "the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."¹ Housing preservation and conservation are also high priorities of the State.

¹ California Government Code, Section 65580

Thus, providing new housing and ensuring equal access to housing is but one part of the City's overall housing program. This portion of Carpinteria's housing program focuses on the preservation and conservation of existing neighborhoods, protecting them from decay, as well as on the need for rehabilitating or replacing existing unsound housing within the City.

Although Carpinteria is a relatively young community, certain areas do contain substandard housing units which are in need for rehabilitation or replacement. The need to ensure that existing sound housing does not deteriorate, and that substandard housing is rehabilitated or replaced affect much more than the individual neighborhoods, who may now or in the future, experience decay. The condition of housing within a community has an impact on the overall perceived quality of particular neighborhoods, and can significantly affect resale of existing housing units.

1. *Rehabilitate or Replace Substandard Housing and Protect Existing Sound Housing*

Policies

- Promote the maintenance and repair of owner-occupied and rental housing to prevent deterioration within the City.
- Facilitate the rehabilitation of substandard and deteriorated housing, where feasible.
- Where possible, promote the removal and replacement of those substandard units which cannot be rehabilitated.
- Where feasible, prohibit demolition of affordable dwelling units unless they are replaced.

Programs

Program E.1.1

Pursue revisions to Section 14.73.050 of the Zoning Ordinance to require a ratio of 1:1 replacement of demolished affordable housing units, rather than current the 1:2 replacement ratio.

Responsible Party: Community Development Department

Timeframe: Prepare ordinance for public hearings by July 1, 1996.

Funding: General Fund for ordinance preparation; demolition permit fees thereafter.

Expected Outcome: This will prevent a decreasing affordable housing stock due to demolition.

Staff Commitment: For ordinance preparation, estimate 20 hours for Principal Planner (\$1,600), 10 hours for Community Development Director (\$925), and 8 hours for the City Attorney (\$1,200).

Program E.1.2

Seek a CDBG technical assistance grant to update the City's housing condition information, and to serve as the basis for future Housing Element update.

Responsible Party: Community Development Department

Timeframe: 1996 Funding Cycle

Funding: General Fund

Expected Outcome: A housing condition study will give an updated assessment of the number of units needing rehabilitation and replacement in Carpinteria. CDBG money can then be applied for, and a housing rehabilitation loan program begun with accurate and up to date figures. The survey will also facilitate future update of the Housing Element.

Staff Commitment: Estimated 18 hours for the Principal Planner (\$1,440) and 12 hours for the Community Development Technician (\$480).

Program E.1.3

Annually review the capital improvement program to ensure that facilities needed to facilitate implementation of the Housing Element, including facilities needed to prevent deterioration of existing neighborhoods, are programmed and constructed.

Responsible Party: Public Works Department, Community Development Department

Timeframe: Complete first review in time for incorporation of findings into the City's 1996-1997 budget.

- Funding:** General Fund for administrative review, various federal, State, local, and developer funds for capital improvements.
- Expected Outcome:** This program is intended to give a high priority to those public works projects which assist in the prevention of deterioration and the rehabilitation of existing residential neighborhoods.
- Staff Commitment:** Estimated 40 hours for Public Works Manager (\$2,585) and 10 hours for Public Works Secretary (\$260).

Program E.1.4

Conduct occupancy inspections for code requirements for single family residential units and apartment structures when they are sold, pursuant to adopted City ordinances.

- Responsible Party:** City Building Inspector
- Timeframe:** Ongoing. Initiate upon adoption of Housing element.
- Funding:** Inspection fees
- Expected Outcome:** Occupancy inspections have been used in several communities to assist in the identification of residential structures in need of rehabilitation, and as a means of facilitating such rehabilitation.
- Staff Commitment:** Staff commitment will be dependent upon the number of requests for such inspections, and will be reimbursed from inspection fees.

Program E.1.5

Develop a program that would receive monies from Caltrans and the Santa Barbara County Association of Governments for curb, gutter, and sidewalk improvements and installation for residential neighborhoods.

- Responsible Party:** Public Works Department, Community Development Department
- Timeframe:** Continued. Public Works Manager is currently working on acquiring these funds.
- Funding:** CALTRANS grant, ISTEA

Expected Outcome: With curb, gutter, and sidewalk improvements, the aesthetic quality of neighborhoods will improve. Yards will no longer be flooded and the foundations of homes will be protected from flooding.

Staff Commitment: Estimated 80 hours for Public Works Manager (\$5,070) and 20 hours for Public Works Secretary (\$520).

F. POLICIES AND PROGRAMS TO REDUCE THE COST OF HOUSING THROUGH ENERGY CONSERVATION

State law recognizes energy conservation as another means of protecting the long-term quality and affordability of housing.¹ By reducing energy consumption, the overall cost of maintaining a place of residence can be reduced.

Policies

- Encourage energy efficient housing and maximize the incorporation of cost-efficient energy saving devices into new residential construction.

Programs

Program F.1

Continue review of all residential buildings for compliance with Title 24, State of California Energy Standards.

Responsible Party: City Building Official

Timeframe: Ongoing

Funding: Building permit review fees

Expected Outcome: This existing review ensures the energy efficiency of residential development in accordance with State law.

Staff Commitment: Variable demands on the City building official. Costs for this review are reimbursed through plan check fees.

¹ California Government Code Section 65580.

G. GENERAL PLAN CONSISTENCY

This Housing Element maintains internal General Plan consistency by carrying out the purposes of the General Plan, as follows:

- To improve the physical environment of Carpinteria as a setting for human activity and to make it more functional, beautiful, decent, healthful, interesting, and efficient.
- To promote the interests of the community at large.
- To place policy development within the framework of public, government decision-making.
- To effect political and technical coordination in community development.
- To inject long-range considerations into the determination of short-range actions.
- To bring professional and technical knowledge to bear on physical development decisions. In addition, the Housing Element deals with the four major concerns of Carpinteria's residents that are designated in the General Plan:
 - Development as a diversified city, including the provision of local retail services for residents and tourists, expanding employment opportunities, and preservation of the City's resources that attract residents and tourists.
 - Preservation of Carpinteria's unique character.
 - Maintenance of environmental quality.
 - Availability of housing for various income groups.

In remaining consistent with the General Plan, and addressing the concerns of Carpinteria's residents, the Housing Element maintains internal General Plan consistency and functions appropriately in laying out the foundations for the City's residential growth.

Table III-C indicates that sufficient land can be made available to meet the City's housing production objectives for all economic segments of the community by increasing the residential development potential of various parcels in the City beyond that which is now provided for in the General Plan Land Use Element. In order to ensure General Plan internal consistency, Housing Program D.1.3 proposes a comprehensive General Plan update. As part of this program, both the General Plan and the Local Coastal Plan will be updated, thereby providing for the conversion of targeted



housing Sites 6 and 8 from agriculture to residential use, as well as the revision of the planned use of Site 8 from industrial to residential use. Thus, the General Plan update would ensure internal General Plan consistency between the Housing and Land Use Elements, as well as the availability of adequate sites for residential development. The comprehensive General Plan update will also promote incentives for development within targeted affordable housing sites, and to enhance residential energy conservation opportunities.

In addition, the update will provide the opportunity to facilitate the provision of adequate public services and facilities to support residential development, and will afford the City the ability to review the role of impact fees as part of the development process with the objective of reducing, to the extent feasible, infrastructure costs for new residential development.

H. PUBLIC PARTICIPATION

Carpinteria realizes the importance of public participation. All members of the community, including lower-income citizens, have been kept informed about the housing activities taking place. Two non-profit housing groups, the People's Self-Help Housing Corporation and the Latinos for Better Government, have been kept abreast of all of the City's deliberations on the housing element. In addition, the County Public Housing Authority has been made aware of all action that has taken place. These three entities, whose purpose is to help and keep the public aware, have kept the public informed and encouraged participation in this process.

Public participation has also been encouraged in the form of public hearings. The first hearing was held on February 25, 1992. This hearing included a Planning Commission discussion on the General Plan Update which was to initially focus primarily on the Land Use, Circulation, and Housing Elements. Public comment was encouraged on this matter. The second public hearing took place on October 19, 1992. In this hearing, the Planning Commission heard the public and made their own recommendations to the City Council for minor changes and approval of the Draft Housing Element for submittal to the Department of Housing and Community Development (HCD). The final hearing was a workshop held on July 26, 1993. In this workshop, Community Development staff met with the Planning Commission to discuss possible responses to HCD's comments, and changes that could be made in the amended Draft Housing Element that would make it more coherent and applicable.

Based on these public hearings, the Draft Housing Element was revised and submitted to the HCD. Subsequent comments were received from the HCD, and resulted in further revisions which are incorporated into this document. Additional public hearings will be held to solicit input regarding the Housing element before it is adopted.